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**LAKEWOOD
HOUSING
ELEMENT**

JUNE 1990

CITY OF LAKEWOOD

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Robert E. Wagner, Vice Mayor
James Engstrom, Council Member
Karl T. Hall, Council Member
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LAKEWOOD

HOUSING ELEMENT

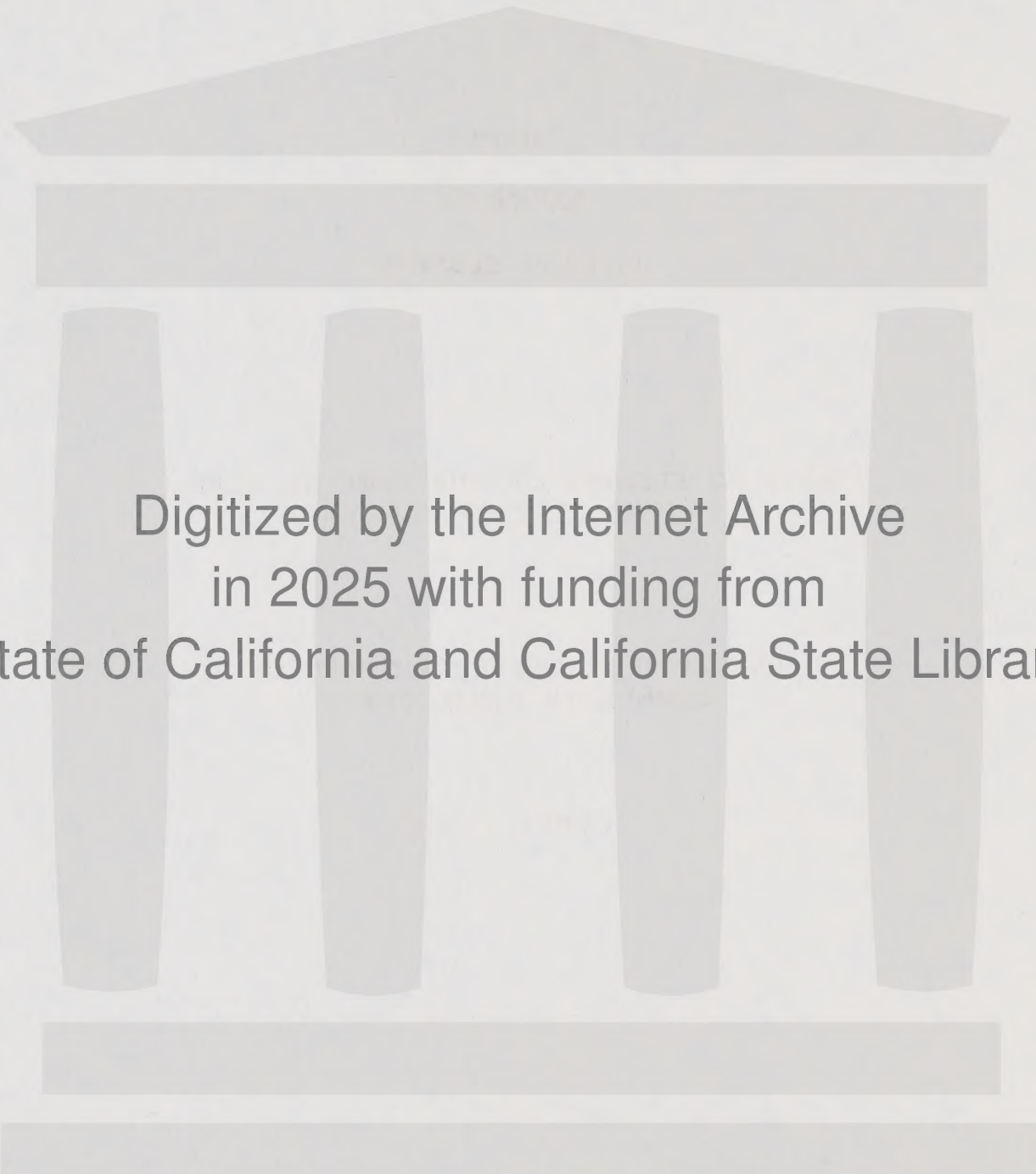
HOUSING ELEMENT OF THE GENERAL PLAN
FOR THE CITY OF LAKEWOOD

William Smith, City Manager
John Ford, Commissioner

PREPARED BY THE DEPARTMENT OF
COMMUNITY DEVELOPMENT

JUNE, 1990

Charles E. Jones, City Director
John A. Smith, Assistant Director
James E. Smith, Planning Director
William Peterson, Housing Specialist
Ray Anderson, Community Development Representative
Robert Smith, Community Development Representative
Mike Wright, Secretary
David H. Lee, Planning Council
Jim Smith, Planning Council
Cynthia Smith, Planning Council



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PLANNING ENVIRONMENT COMMISSION

Ron Wade, Chairperson
Diane DuBois, Chairperson Pro Tem
Sheila LaTourette, Commissioner
William Scally, Commissioner
John Ward, Commissioner

COMMUNITY DEVELOPMENT DEPARTMENT

Charles K. Ebner, AICP, Director*
Jack R. Gonsalves, Assistant Director*
Sonia Southwell, Associate Planner
Willene Peterson, Housing Specialist*
Foy Boehmer, Community Conservation Representative
Rodger Rosie, Community Conservation Representative
Kim Knight, Secretary*
David J. See, Planning Intern
Ann Lungu, Planning Intern
Armando Villa, Planning Intern

* Responsible for 1990 Revision of Lakewood Housing Element

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SECTION I

INTRODUCTION

PURPOSE AND INTENT

This document is the Housing Element of the Lakewood General Plan. It is a revision to the 1984-1989 Lakewood Housing Element and shall cover the five-year period from 1989-1994. The fundamental purpose and intent is to: (1) provide a framework for responding to locally identified housing needs, and, (2) fulfill the statutory and regulatory requirements of the State of California for Housing Elements.

Section 65583 of the Government Code of the State of California contains the legislative definition of a housing element:

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing and mobile-homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

Pursuant to Section 65588(b)(1) of the California Government Code, this element is being revised for adoption in accordance with the July 1, 1989, deadline under which all local governments within the jurisdiction of the Southern California Association of Governments must comply. The specific information and analysis that must be included in a valid housing element have been changed by state legislation since the City of Lakewood's first element was adopted in 1970. There have also been changes in the City and regional housing market which should be evaluated in the element. The focus of this amendment is to incorporate the new data and analysis, and evaluate the City's housing programs to ensure that they are effective in meeting the needs of the residents of the community.

Although there are a variety of housing needs in Lakewood, they can be grouped into three categories corresponding to the key concerns of state law. The City has adopted a three-pronged approach to address each of these categories.

Housing Improvements: Improvements to the existing supply so that this housing remains in sound condition, since existing housing is generally less expensive than new construction.

Housing Production: Development of new housing on sites suitable for residential use to meet existing and projected needs.

Housing Assistance: Assistance to lower income households and households with special needs so that the community continues to provide housing for all economic groups.

ORGANIZATION OF THIS ELEMENT

Section II presents a review and evaluation of the previous (1984) Housing Element. Section III contains an assessment of housing needs and an inventory of resources. Section IV presents constraints on the development of affordable housing. Section V presents the statement of goals, objectives, and policies designed to meet the housing needs identified in Section III. Section VI presents a 5-year implementation program for the policies identified in Section V. The housing programs included in the City's revised housing element are intended to accomplish all of the following goals expressed in State law:

- Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, and mobile-homes, in order to meet the community's housing goals.
- Assist in the development of adequate housing to meet the needs of low and moderate income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.
- Conserve and improve the conditions of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

RELATIONSHIP TO OTHER ELEMENTS

Three other elements of the General Plan will particularly affect the implementation of the housing element: the Land Use Element, which designates land for residential development and establishes permitted densities of development; the Circulation Element, which establishes policies for providing essential infrastructure to all housing that is developed; and the Community Design Element, which sets forth objectives for improving and maintaining the visual and

spatial characteristics of Lakewood. Each of these elements has been consulted and relevant policies are reflected in the Housing Element.

The programs and policies set forth in this revision are consistent with the related existing General Plan elements. Lakewood is primarily a city of residential neighborhoods that are, for the most part, safe, attractive, comfortable, and convenient for the City's residents. Preservation and enhancement of the City's residential neighborhoods is a primary objective of the General Plan. This revision of the Housing Element also reflects the objective to preserve and enhance the City's major asset - its neighborhoods. As the future housing needs covered under this revision are not significantly different than the needs identified in the 1984 Housing Element, the programs and policies set forth in this revision remain consistent with the related elements of the General Plan.

Notwithstanding the internal consistency of this General Plan amendment, all subsequent amendments relating to the implementation of these policies and programs shall be ensured to be consistent with the related elements pursuant to Section 65300.5 of the California Government Code.

As in the past, the City of Lakewood accepts its regional responsibility for the projected growth in population. However, that growth should not be so great or rapid as to compromise the City's quality of life in terms of traffic, parking, congestion, overcrowding, schools and playgrounds, water supply, sewer and other infrastructure. More importantly, the growth should not destroy the stability of the City, or drastically alter the healthy balance between rental and owner occupancy, and among differing socioeconomic and ethnic groups.

CITIZEN PARTICIPATION

Throughout the preparation of this document numerous public and private agencies and institutions involved directly or indirectly with either the provision of housing or in the assessment of its need have been contacted and collaborated with. They include, to mention a few:

- City of Lakewood sponsored human services programs
- Local churches
- Su Casa Family Crisis Center
- County of Los Angeles, Department of Community and Senior Services
- City of Long Beach
- League of California Cities
- Southern California Association of Governments

The City of Lakewood also encourages citizen input on all housing policy decisions. Notices regarding public hearings on the element have been and shall be widely distributed throughout the community prior to each hearing in order to ensure public participation of all economic segments within the City, pursuant to Section 65351 of the California Government Code.

SECTION II

REVIEW AND EVALUATION

This section is devoted to the review of the previous (1984-1989) Housing Element. Pursuant to Section 65588 (a) of the Government Code, the review shall evaluate the actual results of the previous element's goals, policies, objectives and programs in order to facilitate an effective updating of this (1989-1994) element.

EFFECTIVENESS OF 1984-1989 HOUSING ELEMENT

In reviewing the performance of the 1984-1989 Housing Element, it has been found that the goals and objectives set forth for the past five-year period have been substantially attained. The City's goal achievements include:

- . Improving the permit processing procedures and tracking systems in order to remove constraints to development.
- . Improving neighborhood quality through code enforcement by acting upon 10,400 service requests dealing with such items as poor property maintenance, inoperative vehicles in front and side yards, graffiti, and unsafe housing.
- . Facilitating the eventual development of 201 apartment units that shall include a mix of units and rent schedules to meet the needs of very low, low, and moderate income seniors.
- . Effectuating the development of more than 50% of new housing suitable for the needs of renters.
- . Conserving over 5,250 existing housing units through encouraging and supporting homeowner reinvestment.
- . Conserving 100% of the housing stock within single-family zoned neighborhoods through the preservation and enforcement of zoning and building codes.
- . Increasing the use of Section 8 rental assistance allocations from 58% to 88%.
- . Achieving the conservation of 72 existing mobile home units.
- . Achieving the conservation of 3,320 rental units through condominium conversion regulations.

The overall evaluation finds the past element was highly effective in terms of reaching its stated objectives. However, two programs

have not been initiated. Those programs are: 1) The revision of the PD-SF Ordinance; and 2) the adoption of an accessory apartment ordinance. An analysis of their shortcomings follows. The quantitative objectives stated in the 1984-1989 Housing Element are presented in Table 1, along with their actual achievements.

TABLE 1

EVALUATION OF 1984-1989 OBJECTIVES

OBJECTIVES	GOALS 1984-1989	ACHIEVEMENTS JAN. 1, 1989
1. Net addition to the Lakewood housing stock:	585	395
2. Percent of New Construction suitable to meet the needs of renters to ensure growth of the rental housing stock:	50% min.	86%
3. Number of existing units to be given rehabilitation assistance:	540	169
4. Number of existing units to be conserved through homeowner reinvestment (remodel or reinvestment):	5,250	5,356
5. Percent of the housing stock to be conserved by a deliberate preservation and protecting through zoning, Building Code and code enforcement:	100%	100%
6. Number of low income elderly new construction units:	80	0 (201 approved and under construction)
7. Increase in Section 8 subsidized existing unit programs for low income:	27 unused; 64 new	11 unused; 90 allocated
8. Number of existing mobile home units conserved through stable mobile home park zoning	72	72
9. Number of rental units conserved through condominium conversion regulations:	3,320	3,320

PROGRESS IN IMPLEMENTATION AND APPROPRIATENESS OF THE GOALS, POLICIES AND OBJECTIVES

The following is an analysis of the significant differences between what was projected and what was actually achieved, and is an evaluation of the appropriateness of the stated goals, policies, and objectives.

Net Addition to Housing Stock

The 1984-1989 Housing Element set a goal for new housing production at 585 new units to be completed by June 30, 1989. The production goal was based on past housing production trends and did not reflect a limit on production or overall growth. This goal differed from the 1984-1989 Regional Housing Allocation Model (RHAM) allocation that was established for the City. The RHAM allocation for the City was put at 1145 new units: 145 new units for low income households; 218 new units for moderate income households; and 606 new units for upper income households.

According to Building Department records, the actual net gain as of January 1, 1989, was 395 new units. It is estimated that 50 to 75 additional units will be completed by the end of June, 1989. The actual achievement will be approximately forty percent (40%) of the 1145 units specified in the 1984 RHAM. In terms of actual number of units developed for the respective income groups specified in the regional allocation, 329 new units were developed as market rate, multi-family dwelling units which primarily serve the moderate income group; 97 single family homes were developed to primarily serve the upper income group. No units were developed for the low and very low income groups.

The targets assigned in the 1984 RHAM in the low and high income ranges were beyond attainment, given the local, state and national conditions which prevailed.

The City achieved far more than its allocated moderate income housing units, but far less than its allocated fair share of upper income housing and lower income housing units. Specifically, the City achieved 151% of its moderate income housing allocation, 0% of its low and very low income housing allocation, and 16% of its upper income housing units allocation.

The shortfall in housing production can be attributed to a combination of external market conditions, and a lack of vacant land. The market forces which affected development in Lakewood include interest rates and market demand. During the first two years of the 1984-1989 Housing Element period, the interest rates that were charged to developers fluctuated between 12% and 16%.

These high interest rates had a chilling effect on development in Lakewood, as well as in the nation. However, when interest rates came down in 1986, residential developers went to markets in locations other than Lakewood.

The Housing staff at the Southern California Association of Governments (SCAG) has been monitoring and evaluating housing development in relation to the 1984-1989 RHAM, and has found that housing development has spread unevenly throughout the SCAG planning area. Their statistics show that housing development has exceeded (in terms of overall numbers) the RHAM allocations for cities on the coast line and cities outside of the urbanized basin (outer Los Angeles County, outer Riverside County and high desert areas of San Bernardino County where land prices are relatively inexpensive). This market trend has negatively impacted cities within the central area of the urbanized basin in terms of meeting regional housing allocations. Market forces have driven developers and housing consumers to build and seek housing in high amenity areas along the coast or affordable housing in outlying areas of the region. Thus, the majority of central basin cities like Lakewood have shown a shortfall in meeting regional fair share allocations, regardless of their willingness and encouragement to achieve their production allocations.

The lack of vacant land within Lakewood (see Table 15, page 34 and the Vacant Land Map, Exhibit 8, page 37) has also contributed to the shortfall of housing production, especially as it relates to affordable housing. The lack of vacant land within the City coupled with a "hot" real estate market in the neighboring city of Long Beach has contributed to the increase in resale prices and eventual cost of developing multi-family units in Lakewood. As resale prices in Long Beach and other neighboring cities increase, so do the resale prices in Lakewood. The increasing resale prices affect, generally, all residential properties, even older single-family homes in areas designated for multi-family development. However, as land prices (land with older improvements in most cases) increase, the market demand for those properties (with development opportunities) decreases as the demand for such properties in Lakewood is more elastic than in coastal cities and outlying areas of the region. This is evident in the housing development trends of the SCAG planning area, as mentioned above.

As is evidenced by a review of the achievements and shortcomings of the 1984 programs, external market forces have had a significant affect on housing production in Lakewood as they have had on other urbanized cities within the Los Angeles basin. However, development of new housing, on an infill basis, has picked up pace within the last two years in Lakewood and it is estimated that development within the City will continue to be strong, and get stronger, as the areas of the City with under utilized residential land continue to be improved with new housing units.

With the realities of external market forces and dwindling Federal and State programs, the City shall begin to reorient its programmatic thinking to put much more emphasis on local solutions, not necessarily involving Federal and State subsidies. It is clear that the market will meet the need for moderate income households, however, the upper income market appears to be more influenced by economic development and quality of life programs than by housing programs. The emphasis of the City's housing program, therefore, must be clearly focused on meeting the needs of the low and very low income households, and the ever increasing needs of the elderly in Lakewood.

Percentage of New Construction Suitable for Renters

An objective of the Housing Element was that at least 50 percent of the new housing construction be developed to meet the needs of renters. A survey of the new units shows that the goal has been exceeded. A contributing factor toward achieving and exceeding the above-stated goal was the rezoning of 5.3 acres of Single Family Residential (R-1) zoned land and 1.91 acres of Open Space (OS) zoned land to a Multiple Family Residential (MFR) zone designation in 1985. The project referred to is located at 21203 to 21429 Bloomfield Avenue between Centralia Street and Carson Street.

During the planning period of the previous Housing Element (1984-1989) the Bloomfield Avenue project area alone contributed 68 additional units to the rental market. Coupled with in-fill development throughout the MFR zone, rental housing amounted to eighty-six percent (86%) of the new housing constructed during the period.

The goals, policies, and objectives related to meeting the needs of renters, as well as all special housing need groups are found to be appropriate, and shall be continued in this Housing Element revision.

Existing Units to be Given Rehabilitation Assistance

The number of existing units targeted for rehabilitation assistance was 540; only 169 rehabilitation loans were made during the period. The goal of 540 coincided with the maximum number of units that would be accepted under the Housing Assistance Plan and was a number identified as a goal to be achieved in the SCAG Regional Housing Allocation Model (RHAM) of 1984.

In evaluating the target of 540 rehabilitation loans to be made, it appears that the objective was too optimistic; especially in light of the program constraints that cannot be removed. Those constraints include: 1) the reluctance of many seniors in accepting loans (interest free and deferred) as they wish not to encumber their properties during the latter stage of their lives, and/or

because they perceive these loans as "handouts", and thus do not seek or accept them; 2) the inability of many households to qualify for loans due to too much income; and 3) the lack of interest by rental property owners as they are reluctant to accept and abide by loan conditions pertaining to rental rates and other requirements. Overall, however, the City still believes that the goals and policies pertaining to the rehabilitation of existing housing stock are appropriate, and the City realizes that it must continue to market the available programs on a more aggressive basis.

New Construction of Low Income Senior Housing

The objective set forth in the previous element for the production of new housing for low income seniors was 80 units. In efforts to achieve the goal, the City has recently approved land use permits for a 201 unit development that is scheduled for completion by 1990.

In evaluating the appropriateness of the goal, the City reaffirms its commitment to provide for senior housing opportunities. The City of Lakewood thus, will continue to explore new avenues and partnerships for the development of low income senior housing.

Revising the PD-SF Ordinance

A planned program action that was not achieved was the evaluation and revision to the City's Planned Development Ordinance. The previous housing element identified the need to combine the development criteria for both PD-SF and PD-MF zones in order to create a single PD zoning designation which provides flexibility without duplication. The program was not undertaken due to a lack of interest by developers and because the City provides little opportunity or need to use the PD zoning designation. Further, the existence of both criteria has not caused sufficient difficulty to warrant change. This evaluation finds the goal, objective and program inappropriate, thus it will be deleted from the Housing Element.

Review and Evaluation of Accessory Apartment Controls

Another program that was not initiated was the review and implementation of an accessory apartment ordinance. The program stated that an evaluation would take place at the time when a conditional use permit application was made, pursuant to State law for accessory apartments and granny flats. Since that time, no applications have been made.

In evaluating the program statement and the lack of interest shown on the part of homeowners, it is felt that the State's provisions for "Granny" housing are adequate for the City at this time, and no further action is necessary until an application for such a use is made to the City.

RECOMMENDATION AND CONCLUSION

It is recommended that the City Council approve the findings and conclusions of the study and the recommendations of the Planning Commission.

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APPENDIX A

1. Introduction

The purpose of this study was to determine the feasibility of establishing a new housing development in the City of [City Name]. The study was conducted by the Planning Commission and the City Council. The study was based on a review of the City's housing needs, the availability of land, and the financial feasibility of the project. The study found that there is a need for new housing in the City, and that the proposed development is financially feasible. The study also found that the proposed development is consistent with the City's Comprehensive Zoning Ordinance. The study recommends that the City Council approve the proposed development.

SECTION III

HOUSING NEEDS AND RESOURCES

POPULATION AND EMPLOYMENT CHARACTERISTICS

Lakewood's housing production needs stem from both local and regional conditions. These conditions include, for instance, the following:

- New housing is needed as regional employment and population growth generate a demand for new housing throughout Southern California.
- New housing is needed as Lakewood's current population increases and ages.
- New construction housing is needed to replace some of Lakewood's older housing stock that is too severely deteriorated to rehabilitate.
- New housing is needed when vacancy rates are low to ensure reasonable levels of choice and mobility in the marketplace.

Exhibit 1 depicts the City of Lakewood's location in a regional context.

Population Statistics

a. General Population

As of January 1, 1989, the population of the City of Lakewood was estimated at 76,512 by the State Department of Finance. After consistent increases up to 1970, City population has decreased somewhat during the 1970's. (See Exhibit 2). The decrease from 82,973 in 1970 to 74,654 in 1980, is equal to 10% of the peak population. Since 1980, City population has been on the rise again. By using a straight line projection based upon the Southern California Association of Governments Regional Housing Needs Assessment model, it is estimated that the population will reach approximately 85,000 persons by the year 2000. It must be stated that the projection does not take into account the lack of vacant land within the City. However, with the City's current land use and density designations, the City can accommodate the projected population.

EXHIBIT 1

Regional Location

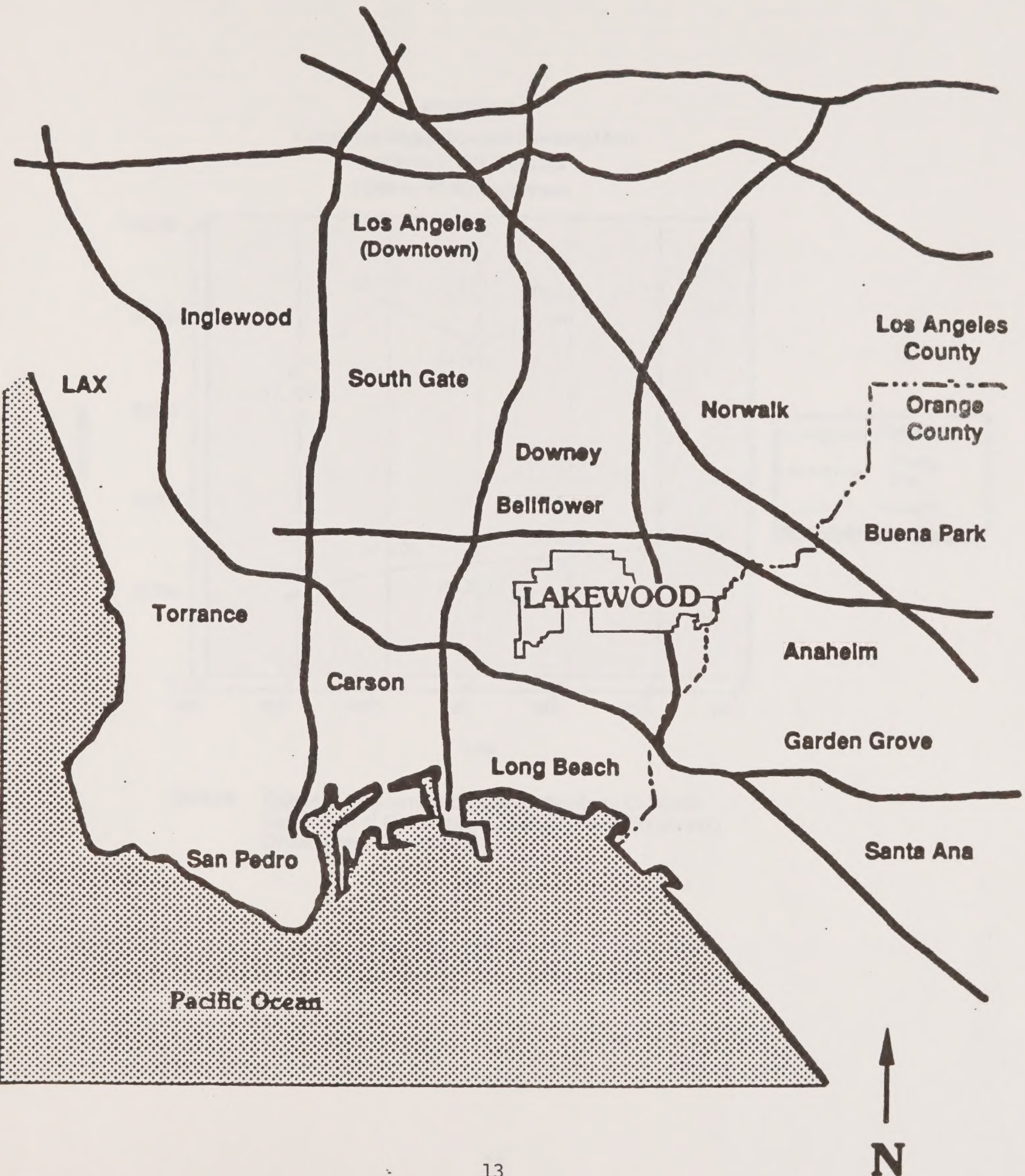
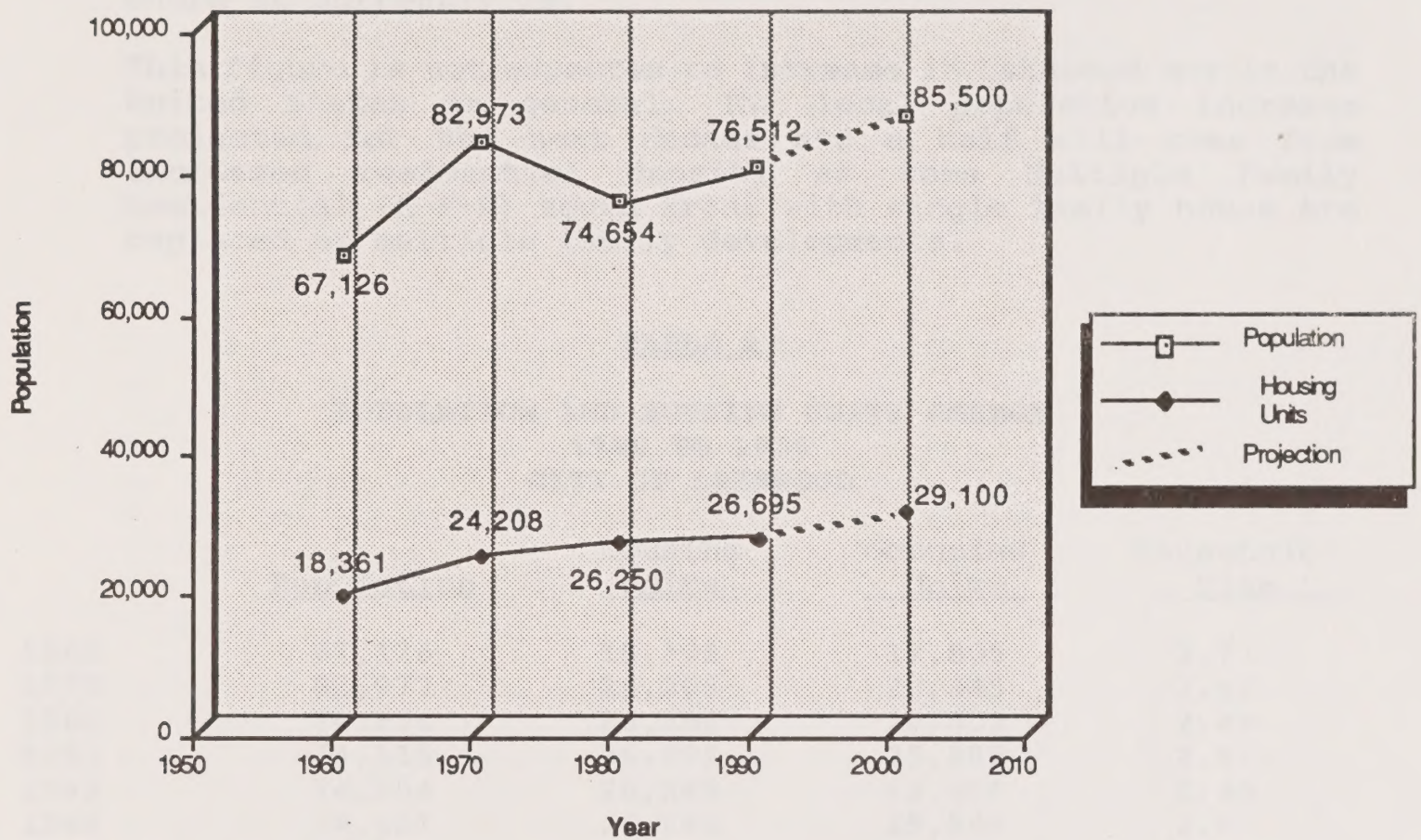


EXHIBIT 2
Lakewood Population and Housing Units
1960 to 1989 Statistics
1988 to 2000 Projections



Source: California Department of Finance, Southern California Association of Governments, and Lakewood Community Development Department

The decrease in population during the 1970's is not correlated with a decrease in housing units (single family houses, apartments, condominiums, and mobile homes). The number of housing units has been slowly and consistently increasing over several decades, due to new construction and annexations. The reduction in population has been due instead to a decrease in household size. Many of the young couples which moved to Lakewood in the 1940's, 50's and 60's to raise their families, are now one or two person households again as their children leave the City. This demographic transition is reflected in the statistics of household size (See Table 2). In 1960, the typical Lakewood household was made up of nearly four persons; by 1983 household size reduced to 2.9 persons, where it currently is.

This figure is not expected to increase in Lakewood nor in the United States in general. The local population increase projected for the next decade and a half will come from increased residential density as some Multiple Family Residential (M-F-R) zoned areas with single family homes are replaced by multiple family developments.

TABLE 2
POPULATION AND HOUSING UNITS CHANGE
1980 TO 1989
CITY OF LAKEWOOD

	<u>Population</u>	<u>Housing Units</u>	<u>Occupied Units</u>	<u>Household Size</u>
1960	67,126	18,301	17,805	3.77
1970	82,973	24,208	23,843	3.48
1980	74,654	26,250	25,853	2.88
1981	74,515	26,273	25,880	2.87
1982	74,904	26,288	25,956	2.89
1983	74,421	26,291	25,968	2.87
1984	74,717	26,300	25,975	2.88
1985	75,569	26,455	26,158	2.89
1986	76,350	26,509	26,217	2.91
1987	76,642	26,535	26,268	2.92
1988	76,974	26,586	26,340	2.92
1989	76,512	26,695	26,365	2.90

Source: California Department of Finance, U.S. Census, Lakewood Community Development Department

b. Age

Exhibit 3 shows the evolving age pyramid from 1960 to 1990. The trend shows a decreasing population under 19 years of age (families having fewer children), a stabilization of the population between 20 and 64 (home buying, family raising years), and an increase of senior citizens over the age of 65 (primarily original homeowners who moved to Lakewood in the early 1950's). Exhibit 4 shows the 1980 population distribution by age and sex.

By using the 1980 proportions of persons 60 years of age and older and persons 64 years of age and older, (respectively almost 13% and nearly 8%) it is estimated that there are currently 10,000 persons over 60 years of age and 6,150 persons over 64 years of age. According to the 1980 census, relatively few seniors live in east Lakewood. In the census tracts east of the San Gabriel River, the percentage of persons over 60 ranges from 3 to 9%. West of the River, the percentage range is 10 to 24%.

c. Race

- The 1980 Census estimated the ethnic composition of the City as being made up of 93.1% Whites; 2% Blacks; 1% American Indians, Eskimos, and Aleuts; and 4% Asian and Pacific Islanders. Lakewood has historically been, and continues to be a predominantly White city. However, the percentage of Whites continues to decrease as the percentage of other ethnic groups increases. It is estimated that the 1990 Census will show some significant changes in the City's racial composition.

Twelve percent of the population was reported to be of Spanish or Hispanic origin in the 1980 Census. This most recent census broke down population first by race, and then by "Spanish/Hispanic origin". Thus, a person of Spanish/Hispanic origin may be of any race. Because Spanish origin was considered a subset of white under previous Censuses, the current Census data are not comparable to previous years. The data for 1980 are shown in Table 3. The 1970 Census indicated 9.4% of the City population as Hispanic.

EXHIBIT 3 AGE OF POPULATION

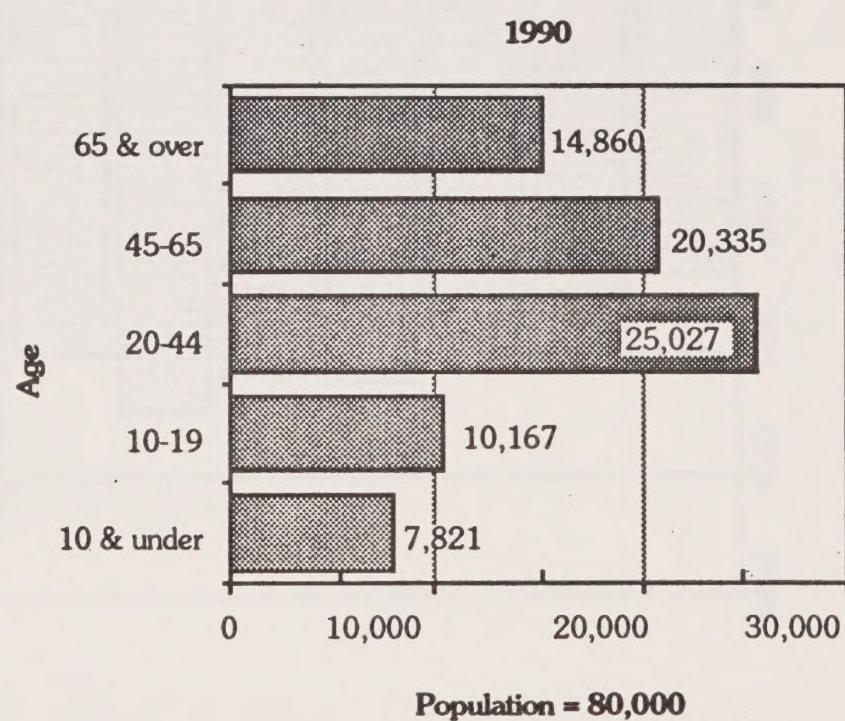
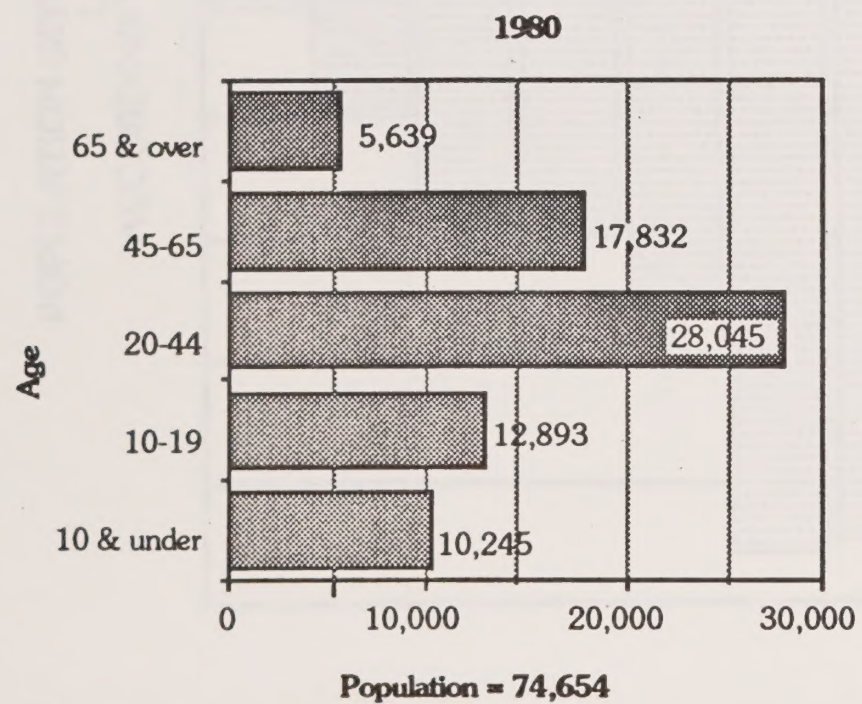
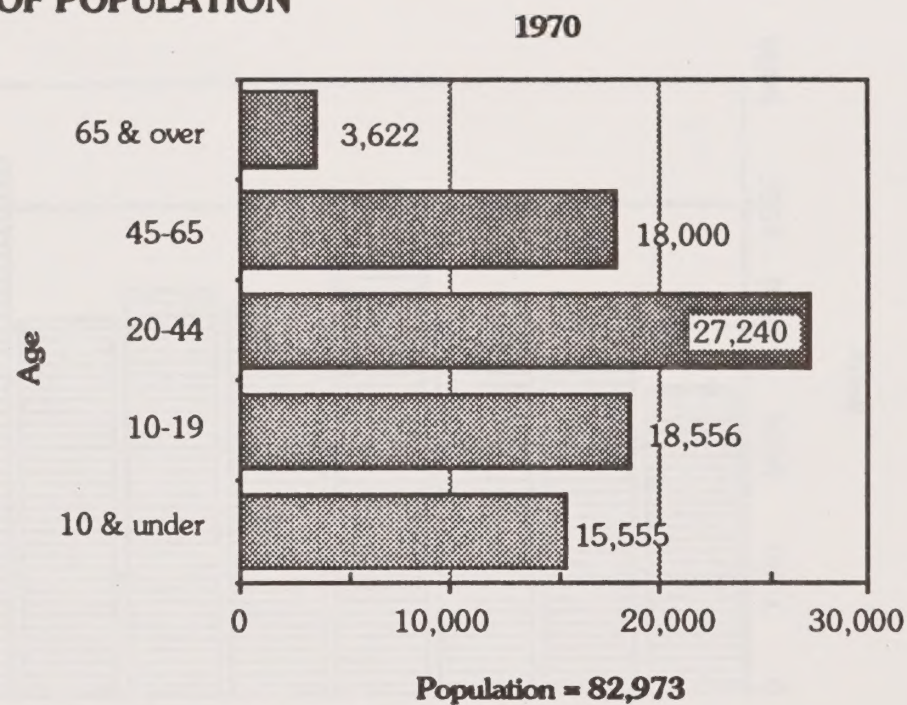
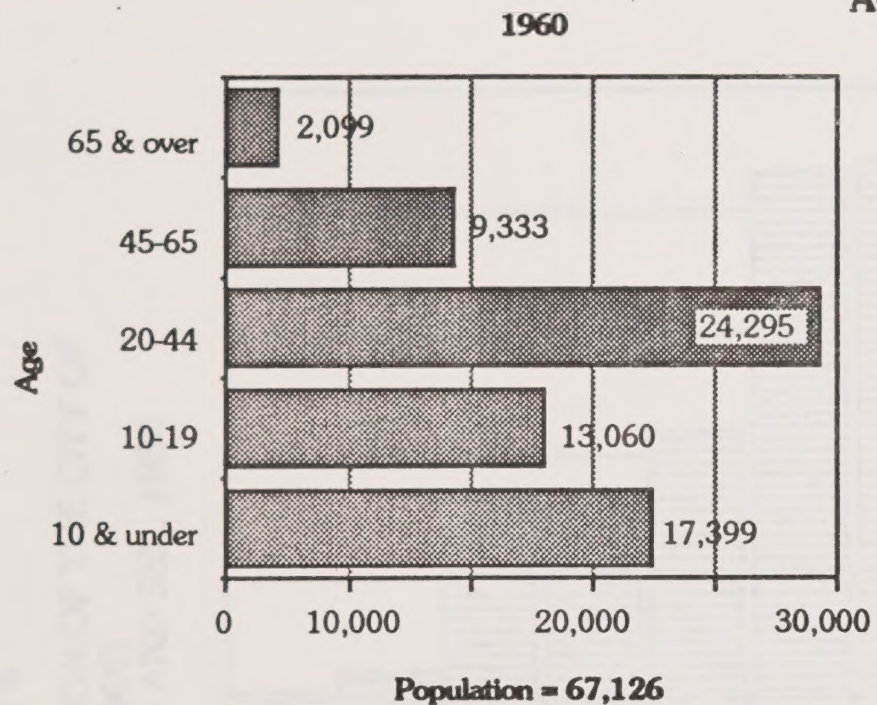
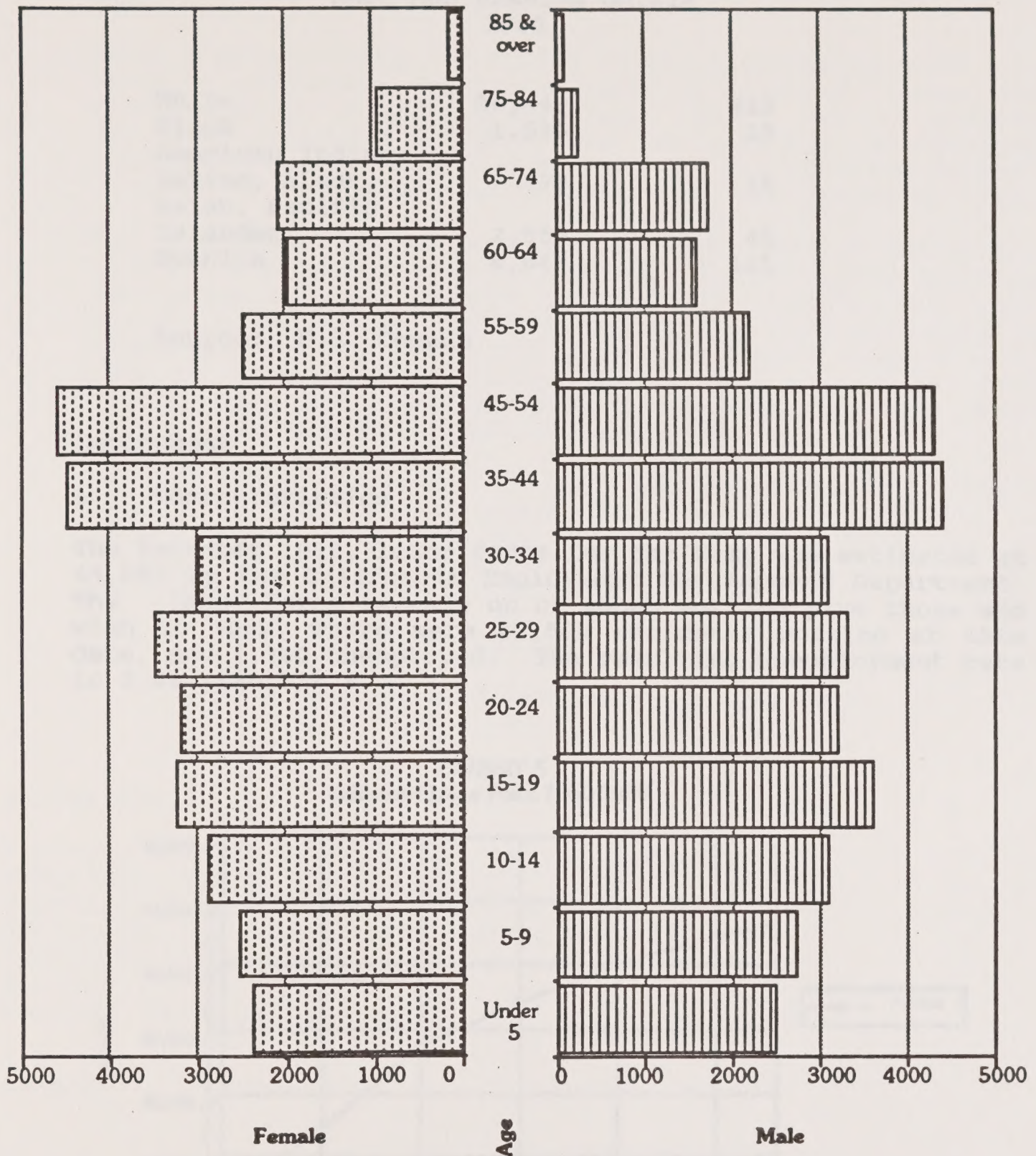


EXHIBIT 4

POPULATION DISTRIBUTION OF THE CITY OF LAKEWOOD ACCORDING TO AGE AND SEX, 1980



SOURCE: 1980 CENSUS, COMMUNITY DEVELOPMENT DEPARTMENT

TABLE 3

**RACE AND SPANISH ORIGIN
1980**

White	66,449	93%
Black	1,536	2%
American Indian, Eskimo, Aleut, Asian, Pacific Islander	878	1%
Spanish	2,558	4%
	8,649	12%

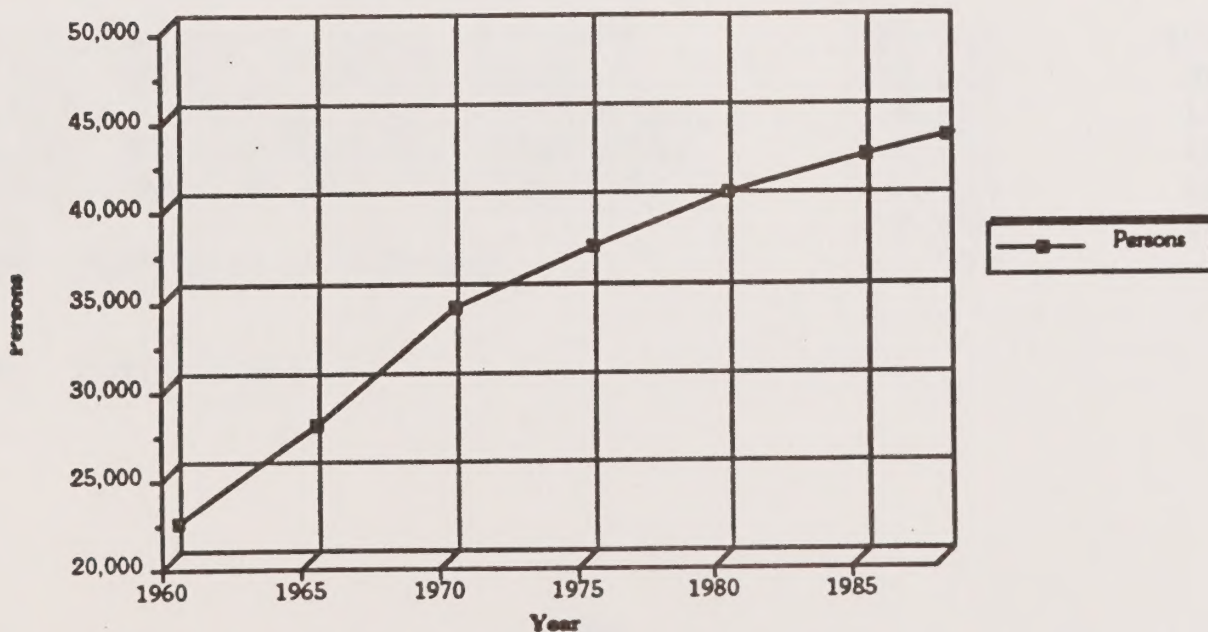
Source: U.S. Census

Employment

a. Characteristics

The December 1988, labor force for the City was estimated at 44,800 by the California Employment Development Department. The labor force is made up of those working plus those who wish to work. There were 43,500 residents working at this date, and 1,300 unemployed. The resulting unemployment rate is 2.9% (Exhibit 5)

**EXHIBIT 5
Lakewood Labor Force 1960-1988**



Source: Employment Development Department

City unemployment has historically been somewhat lower than that of the region or of the country. Our 2.9% rate compares to 3.6% for the County, 5.0% for the State, and 5.4% for the United States. The stability of the population and labor force is an important factor in keeping the local unemployment rate down.

Table 4 demonstrates the fields in which residents work. In terms of occupation, the largest area is technical, sales, and administrative support occupations (36%), which includes clerical. Following in importance are precision production, craft and repair (19%), managerial, and professional occupations (19%), and operators, fabricators, and laborers (15%).

The adaptation of the national economy from an industrial economy to a service economy has been influential in creating employment and unemployment for the City. Lakewood is especially sensitive to the fortunes of the McDonnell-Douglas operations in Long Beach, although the length of service of many of Lakewood's industrial workers and growth in other sectors keep the City from being as dependent on Long Beach industry as it might otherwise have been.

Table 5 shows employment by industry, and describes a local employment profile very similar to that shown by Table 4. Manufacturing dominates the employment field with 28% of Lakewood workers, followed by retail trade (17%), and professional and related services (17%).

TABLE 4

OCCUPATIONS OF EMPLOYED LAKEWOOD RESIDENTS
1980

<u>OCCUPATION</u>	<u>No.</u>	<u>%</u>
Employed Persons 16 Years and Over	37,211	100%
Technical, Sales, & Admin. Support	13,544	36
Precision Production, Craft and Repair	6,957	19
Managerial and Professional Specialty	6,934	19
Operators, Fabricators, and Laborers	5,615	15
Service	3,906	10
Farming, Forestry, & Fishing	255	1

SOURCE: U.S. Census

TABLE 5

INDUSTRIES EMPLOYING LAKEWOOD RESIDENTS
1980

<u>INDUSTRY</u>	<u>No.</u>	<u>%</u>
Employed Persons 16 Years and Over	37,211	100%
Manufacturing	10,425	28
Professional and Related Services	6,413	17
Retail Trade	6,243	17
Wholesale Trade	2,228	6
Construction	2,164	6
Transportation	1,876	5
Finance, Insurance and Real Estate	1,828	5
Business and Repair Services	1,754	5
Public Administration	1,424	4
Communications and Other Public Utilities	1,214	3
Personal, Entertainment and Recreational Services	1,212	3
Agriculture, Forestry, Fisheries, & Mining	430	1

SOURCE: U.S. Census

In 1980, 14,900 people were employed within the City limits. Using a City employment growth forecast model, SCAG has estimated employment in the City in 2000 to be 17,100. This will be an increase of 15%, or 2,200 workers, over 20 years. For purpose of comparison, the city of Los Angeles will increase its employment by 314,000, or 18%. Employment is projected to increase 24% in Long Beach, 10% in Downey, and 7% in Bellflower.

b. Labor Force Projections

Employment and the labor force have increased dramatically since 1960. Over the 28 year period, the City labor force has grown from 23,856 to 44,800; an increase of 20,944 persons, or 88%. (See Table 6).

This increase is due primarily to (a) population increases, (b) the entrance of numerous women into the labor force, and (c) the demographic shift in age groups from young to working age residents. Each of these three factors will continue to cause increases in the labor force, although at lower rates than in the last two decades.

TABLE 6

NUMBER AND PERCENTAGE OF LAKEWOOD RESIDENTS
IN LABOR FORCE*

1960-1988

<u>Year</u>	<u>Number</u>	<u>Percentage of Population</u>
1960	23,856	36%
1970	33,535	40%
1980	39,123	48%
1984	39,814	49%
1988	44,800	58%

*"Labor Force" includes those working and those actively looking for work.

SOURCE: U.S. Census, State Department of Employment Development

Projections show Lakewood's population in the year 2000 at approximately 85,000, or about 8,000 above today's figure. This population will have a smaller nuclear family component, with more childless couples choosing to live in the new multiple family residences, and new families with young children choosing to live in existing single family homes. A larger proportion of this 8,000 will be working than would be in a group of the same size made up of traditional families.

Secondly, there is every reason to believe that women will continue to enter the labor force for the first or a subsequent time. In 1980, 56.7% of Lakewood women were in the labor force. This is higher than the national figure of 51.5%, and there is no expectation that this will be reduced.

The aging of the City population is the third factor that will continue to heavily influence the size of the labor force. The population bulge of the baby boom years is moving into its middle years. Both percentages and absolute numbers show that people in the employment ages of 20 to 64 have increased between 1960 and 1980. However, with aging of the population, the percentage of people of working age will continue to decrease for some time to come (Table 7 and Exhibit 3).

TABLE 7

NUMBER AND PERCENTAGES OF PEOPLE OF WORKING AGE
1960-1980

	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990*</u>
Ages 20 to 60	34,628	45,240	45,877	46,144
Percent of Population	51.6%	54.5%	61.5%	59%

*The projected population in 1990 is 78,210

SOURCE: U.S. Census and Lakewood Community Development Department

Income Characteristics

An examination of the City's income statistics show that Lakewood's median income has been consistently above the County median (Table 8). In 1960, the City median income was 109% of the County's, or about 10% greater. By 1970, it was 116.% of the County's. Following the economically difficult decade of the 1970's, the median household income in Lakewood was nearly one-third greater than that of the County.

TABLE 8

MEDIAN HOUSEHOLD INCOME
CITY OF LAKEWOOD
1960, 1970, 1980

	<u>1960</u>	<u>1970</u>	<u>1980</u>
City of Lakewood Median Income	\$7,600	\$12,809	\$23,061
L.A. County Median Income	7,600	11,091	17,563
City Median Income as Percent of County	109%	116%	131%

SOURCE: U.S. Census and Lakewood Community Development Department

However, at the same time, an increasing percentage of households are concentrated at the County lower income levels, while the percentage at the higher income levels is being reduced (Table 9). The percentage of households with incomes less than 80% of the County median has increased from 20% in

1960, to 22% in 1970, to 36% in 1980. Simultaneously, the percentage of households with incomes above 80% of the County median has been reduced from 80% to 78% to 64% in 1960, 1970, and 1980, respectively. A primary cause of this is the retirement and aging of a large sector of the population. The tendency is for this older age group to be dependent on fixed income, and many have high medical expenses.

TABLE 9

NUMBER AND PERCENTAGE OF LAKEWOOD HOUSEHOLDS
IN THE COUNTY INCOME CATEGORIES
1960, 1970, 1980

% of County Median Income	1960		1970		1980	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Below 50%	1294	7.3%	1995	8.4%	3500	13.5%
50-80%	2315	13%	3197	13.4%	5706	22.1%
80-120%	7008	39.4%	7986	33.5%	7705	29.8%
120%+	7189	40.4%	10,640	44.7%	8942	34.6%
TOTAL	17,806	100%	23,818	100%	25,853	100%

SOURCE: U.S. Census and Lakewood Community Development Department

EXISTING AND FUTURE HOUSING NEEDS

The Regional Housing Needs Assessment

The State Department of Housing and Community Development makes a periodic evaluation of statewide housing needs, based on population trends, demographic changes, migration patterns, etc. The Southern California Association of Governments (SCAG), of which Lakewood is a member, has designed a computer model to determine the regional (six county) need, which State law requires to be consistent with the state-wide housing need total. The SCAG model, known as the RHNA Regional Housing Needs Assessment, looks at each city and determines what portion of the regional need for new housing units must be met by that jurisdiction. The model produces information on number of households and housing units, households paying over 30% of income for housing, and projections of future needs.

The U. S. Department of Housing and Urban Development (HUD) uses 30% of income as a bench mark for measuring whether too much of a household's income is going to rent payments. When a larger percentage must be allocated to housing costs - a fairly inelastic expense - the concern is that other needs will not be met. The RHNA identifies "Existing Need" in terms of the same criteria used by HUD. These households, which pay 30% or more of their income for housing, have been determined to have an existing need for affordable housing. Table 10 indicates the breakdown of existing need by tenure type. The RHNA identifies 2985 households having an existing need. The majority (58%) of these households are renters. As expected, the impact is greater among very low income households. According to the RHNA, low income households account for 11.3% of the total households in Lakewood.

It should be noted, however, that many of the low income households mentioned above are original home owners who are now seniors on fixed incomes (see Exhibit 3 and the discussion under "Housing Statistics", page 26). These households are making either small or no house payment. As a result, the actual need is less than reflected in the statistics given above.

TABLE 10

RHNA EXISTING NEEDS (1988)

Low Income Household Overpayment by Income and Tenure

	<u>Owners</u> <u>Very Low</u>	<u>Owners</u> <u>Low</u>	<u>Renters</u> <u>Very Low</u>	<u>Renters</u> <u>Low</u>	<u>Total</u> <u>Households</u>
No.	815	433	1,053	684	26,340
%	3.1	.6	4.0	2.6	100.0

As for "Future Needs", the RHNA allocates the City's share of regional Future Needs by adding its growth to the year 1994 to the number of units that would have to be added in order to meet vacancy rate goals and compensate for anticipated demolitions.

As can be seen by Table 10, the percentage of households overpaying for housing does not constitute a serious problem, however, it does present an area in which the City is concerned. Prior to 1987, the lack of new housing units and the resultant low vacancy rate has made it difficult to issue Section 8 Certificates and Vouchers. However, with the recent increase in new development in Lakewood, on an ongoing basis, new vacancies and housing opportunities have been created.

Currently all of the City's Section 8 Certificates and Vouchers have been issued and the City's allocation is 100% leased up. The waiting list to get into subsidized housing is currently comprised of approximately 100 applicants; 35 are Lakewood residents. It is estimated that the waiting period will be 2 years for Lakewood residents. The City shall be working with its Housing Authority to obtain additional Section 8 Certificates and Vouchers as they become available.

The results of the 1988 RHNA for Lakewood show a future need to meet regional housing needs of 1173 units from July 1, 1989 to June 30, 1994. Moreover, the Lakewood vacancy rate is much lower than is desirable: .93% in 1988, as opposed to the 2.0% recommended as desirable by SCAG. Table 11 shows the new five year housing unit need, as projected by the model.

TABLE 11

RHNA FUTURE HOUSING NEEDS
BY INCOME GROUP
1989 TO 1994

	<u>Very Low</u> ¹	<u>Low</u> ²	<u>Moderate</u> ³	<u>Upper</u> ⁴	<u>Total</u>
No.	148	181	223	621	1173
%	12.6%	15.4%	19.0%	52.9%	100%

¹Very Low Income means 0 to 50% of the County median income.

²Low Income means 50 to 80% of the County median income.

³Moderate Income means 80 to 120% of the County median income.

⁴Upper Income means over 120% of the County median income.

SOURCE: Southern California Association of Governments

According to the model, by June, 1994, 329 units should be provided for low and very low income households, 223 for moderate income households, and 621 for upper income households. Of the total housing unit need, 28% are designated in the RHNA as low and very low income units. Providing for this need involves making affordable units available to low and very low income households by providing government subsidies to lower income households, and thereby reducing shelter payments to no more than 30% of household income.

Housing Assistance Plan (HAP)

Federal law requires each agency receiving federal funding to prepare and have approved a Housing Assistance Plan (HAP). In Lakewood, Community Development Block Grant (CDBG) funds are used for several housing assistance programs.

The HAP is broken into two parts - the first identifies housing assistance needs, while the second specifies the community three year goal. The housing assistance needs part is made up of Housing Stock Conditions, and Rental Subsidy Needs of Lower Income Households.

Table 12 shows that there are 795 substandard units in Lakewood. Of these units, 714 are suitable for rehabilitation, leaving 81 in need of replacement. Table 10 identifies the existence of 1,053 very low income households that are renters in need of housing assistance. Given the number of other lower income renter households, the total number of lower income renter households in need of rental subsidy is 1,737.

TABLE 12

HOUSING STOCK CONDITIONS 1988

<u>Tenure Type</u>	<u>Standard Units</u>		<u>Substandard Units</u>		<u>Substandard Units Suitable For Rehab Occupied Units</u>	
	<u>Occupied Units</u>	<u>Vacant Units</u>	<u>Occupied Units</u>	<u>Vacant Units</u>	<u>Total</u>	<u>Lower Income</u>
Owner	19,020	78	584	2	532	452
Renter	6,613	181	203	6	182	161
TOTAL	25,633	259	787	8	714	613

SOURCE: Lakewood Housing Assistance Plan, 1988

As mentioned above, Part 2 of the HAP is the Three Year Goal. This is the number of units to be assisted by rehabilitation, plus the number of households to receive rental subsidies. Rehabilitation of substandard units is projected to occur in 90

owner occupied units, all of which will assist lower income owner households. Rental assistance subsidies are offered by the City working in cooperation with the County of Los Angeles Housing Authority. The City and County together administer the Section 8 Rental Assistance Program. A total of 250 additional households are targeted to be assisted within three years, depending on the availability of additional housing Certificates and Vouchers.

Homeowner assistance will be provided through the local loan program offering rehabilitation loans to property owners. Low income owner occupants of single family homes city-wide are eligible for 0% interest deferred loans, up to a maximum of \$6,000 per unit. As a new program, the City shall increase the maximum loan amount to a level that will facilitate greater improvement flexibility.

HOUSEHOLD CHARACTERISTICS

Housing Statistics

The 76,512 residents of Lakewood are housed in 26,695 houses, apartments, condominiums, and mobile homes. According to the State Department of Finance figures, it is estimated that there were 26,365 occupied units in Lakewood as of January 1, 1989. The average household in Lakewood is made up of 2.90 persons. In 1980, seventy-four percent of the City's housing units were owner occupied, a very high figure for the region and State (48% in the County, and 56% in the State). Thirty percent of these Lakewood units have been occupied by the same owner since at least 1959, demonstrating the stability of the population. Over 60% were constructed between 1950 and 1959. Approximately 85% of owners valued their homes at \$50,000 to \$100,000 in 1980, with a median value of \$82,000, and a median monthly mortgage payment of \$318 in 1980. A survey performed in March of 1989 by the Lakewood Community Development Department estimates that the current median sales price for existing homes is \$180,000.

By using 1980 tenure rates, renter occupied units make up 25.8% of the housing stock of the City, translating to 6,802 households. Conversely, there are 19,563 owner occupied households. Of the 26,695 year-round housing units in the City, 22,741 or 85.2%, are single family units (Table 13). The number of two-to-four unit properties is 396, or 1.5% of the total, while 3,452, or 12.9%, of the units are situated in developments of five units or more. There were 144 occupied mobile homes in Lakewood in 1980. This has been reduced to 106 by 1989.

TABLE 13

HOUSING UNIT CHARACTERISTICS

	<u>1980</u>	<u>% of Total</u>	<u>1989</u>	<u>% of Total</u>	<u>1980-1989 % Changes</u>
Total Housing Units	26,244	100.0	26,695	100.0	1.7
Single-Family Units	22,652	86.3	22,741	85.2	0.4
2-4 Unit Buildings	310	1.2	396	1.5	27.7
5 or more Unit Buildings	3,138	12.0	3,452	12.9	10.0
Mobile Homes	144	0.5	106	0.4	(26.4)

SOURCE: United States 1980 Census and State of California Department of Finance.

The single family homes within Lakewood are the City's greatest assets. They have been and continue to be the homes of long-term residents, and they provide excellent opportunities for new families, both buying and renting. Homeowner reinvestment within the City continues to be strong. Room additions and home remodeling projects continue at a steady rate each year. Due to the City's lack of vacant land, opportunities to buy new single family homes and "trade-up" homes are few. Thus, many homeowners opt to stay within the community and improve their existing homes as a means of trading up.

Housing Payment as Percentage of Income

Data on gross rent as a percentage of household type by income in 1980 are presented in Table 14. In 1980, there were 2,773 households in owner-occupied housing units spending more than 30 percent of their income on housing. In 1980, the City had 6,670 renter households, of which 35 percent, or 2,354 were expending 30 percent or more of their income in housing costs. The majority of these (1,300 renter households) were actually paying more than 35 percent of their income on housing. The vast majority of households in the lower income bracket spend 30 percent or more of their income for housing costs. For instance, 80 percent of all the renters in the "less than \$10,000" group allocate more than 30 percent of their income for shelter.

TABLE 14

HOUSEHOLDS PAYING OVER 30% OF INCOME FOR SHELTER

<u>Income</u>	<u>Owner</u>	<u>Renter</u>
Less than \$10,000	959	1,328
\$10,000 to \$20,000	846	922
\$20,000 or more	<u>968</u>	<u>104</u>
Total	2,773	2,354

SOURCE: United States 1980 Census

Overcrowding

The Department of Commerce, Bureau of the Census, provides information on number of persons per room in an effort to demonstrate overcrowding in owner and renter occupied structures. Living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, lodger's rooms, and enclosed porches suitable for year round use are considered "rooms". The standard for an overcrowded house is 1.01 persons per room. The 1980 Census showed 3.8% of Lakewood households to be overcrowded. Renter occupied units, as in all cities, tend to show more crowding than owner occupied units. In Lakewood, 6.4% of renting households are overcrowded, while only 3% of owner occupied units are.

By applying the same overcrowding proportions identified in the 1980 census to the current housing unit count, it is estimated that there are approximately 1,010 overcrowded units in Lakewood, of which 566 are renter occupied, and 202 are owner occupied.

Since overcrowding is considered to be an affordability issue, it is assumed that all of the households living in overcrowded situations are included in the 2,985 low income households paying more than 30% of their income for housing. In the final analysis, overcrowding should only be considered problematic when there is a health, safety, or public welfare issue at stake. Aggressive efforts to relieve overcrowding would be detrimental to the housing program by increasing need and displacing households already in shelter. Quantifying the instances when this occurs has not been attempted here. Thus, overcrowding will be treated as a programmatic issue rather than a truly quantifiable need. Eliminating undesirable

overcrowding will be considered a priority when determining housing need assistance.

LAND INVENTORY

It is very important to note that Lakewood is a bedroom community which has a greater need for jobs than housing (jobs/housing ratio= 0.58 jobs/household). The City is also virtually built out. Most available vacant land in the City is zoned for commercial use while residential land is scarce. Of the 6,081 acres of land within the City boundaries, only 43.65 acres, or .7% is vacant and suitable for residential development. The scarcity of available vacant land suitable for residential development circumscribes the ability to develop new low density and medium-low density single-family homes. However, the City currently has an inventory of under utilized sites which will accommodate the housing needs identified for the life span of this housing element and some time beyond.

A survey of vacant parcels suitable for housing was conducted. The survey developed an inventory of approximately 9.5 acres of vacant land currently zoned for multi-family housing and 2.86 acres zoned for single family housing. The survey also identified approximately 33 acres of vacant land not zoned for residential use, but suitable for rezoning to allow residential use. The survey also identified approximately 70 acres of multi-family zoned land currently being under utilized. Exhibit 6 shows the location of adequate sites for residential development, and Exhibit 7 depicts the zoning designations throughout the City.

Of the 9.5 acres of vacant land currently zoned for multi-family use, approximately .75 acres of land is composed of parcels smaller than .25 acres in size. The remaining portions of vacant multi-family zoned land are comprised of parcels greater than .50 acres in size. Under the current zoning standards, which allows up to 27 dwelling units per acre on parcels greater than .57 acres in size, approximately 235 dwelling units may be developed on these vacant multi-family zoned parcels. Senior housing developments do not have a maximum density constraint, however density is somewhat controlled by bulk and open space requirements. A recent senior housing project has been approved at a density of approximately 42 dwelling units per acre. Two hundred one (201) senior units are nearing completion on 4.79 acres of multi-family zoned land. This site was originally zoned for commercial and manufacturing development and was used as a parking lot.

The 33 acres of land that is not currently zoned but is suitable for residential use is comprised of one parcel. As of this writing, there is a tentative proposal to subdivide the site into 186 parcels for single family homes. These homes will help meet the needs of upper income households, the largest need in the City as identified by the RHNA (see Table 11, page 26).

In regards to the 2.86 acres of vacant single-family zoned land, 1.51 acres is comprised of 3 parcels. One single-family home may be developed on each parcel. The remaining 1.71 acres of single-family zoned land is owned by the City and is comprised of a single parcel. The site has no direct street access or utilities available to it, which has inhibited the use of the site.

The under utilized multi-family zoned parcels were first identified in the Lakewood MFR study performed in 1979. The 1979 study identified approximately 92 acres being underutilized, according to the permitted development density of the parcels. Since 1979, approximately 20 acres have been either developed with new multi-family housing or is in the process of being developed with the same. The remaining 70 acres of underutilized parcels lie in waiting.

This 70 acre portion is currently zoned for multi-family residential development under a sliding density scale that ranges between 22 and 27 dwelling units per acre, depending on lot size. All necessary utilities are in place to accommodate the residential holding capacity of the zoning designation. Currently, the area is comprised of older homes at densities of approximately 8 dwelling units per acre.

Complete development of all underutilized parcels is not foreseen within the time frame of this element, as many of the existing homes and older multi-family units are in fairly stable condition. However, it is not unrealistic to estimate that 60-70% of the 70 acres are ripe for new development. In fact, the last two years has seen a significant increase in multi-family development.

From 1985 through 1987 the average number of units constructed per year in the MFR zone was 49 units or a net increase of 130 units (147 units constructed less 17 units demolished) over the three year period. In 1988, 115 units were constructed, less 6 units demolished, for a net increase of 109 units. By the end of 1989 the City experienced another large net increase in units. 337 units were constructed, 23 demolished, for a net increase of 314 units in the MFR zone.

In-fill development on under-utilized parcels in the MFR zone has increased significantly in the last two years and is expected to continue a fast pace during the planning period of this element. Further, as most of the underutilized parcels are contiguous, it is highly likely, and is encouraged by the City, that these parcels will continue to be consolidated to take advantage of the highest permitted density of 27 dwelling units per acre.

It is estimated that these underutilized parcels may yield between 1,000 and 1,300 new dwelling units within 5 to 7 years, depending on the regional and local economies. Theoretically, the entire 70 acres could yield approximately 1,800 units. Table 15 summarizes

the zoning designation and dwelling unit capacity of sites available for residential development within the five year planning period of this element.

Under the current zoning designations between 1,700 and 2,766 new units can be built, net of 250-275 demolished units. Clearly, the existing zoning of the City can accommodate the City's regional allocation of 1,173 new units.

All of the vacant and underutilized parcels (except the 1.71 acre City-owned parcel) are on fully improved streets. However, street dedications may be required in locations where the right-of-way width is substandard. Utilities and public services are available to each site. Public facilities, services, and utilities are all at a capacity to accommodate any type of residential development the sites could accommodate.

TABLE 15

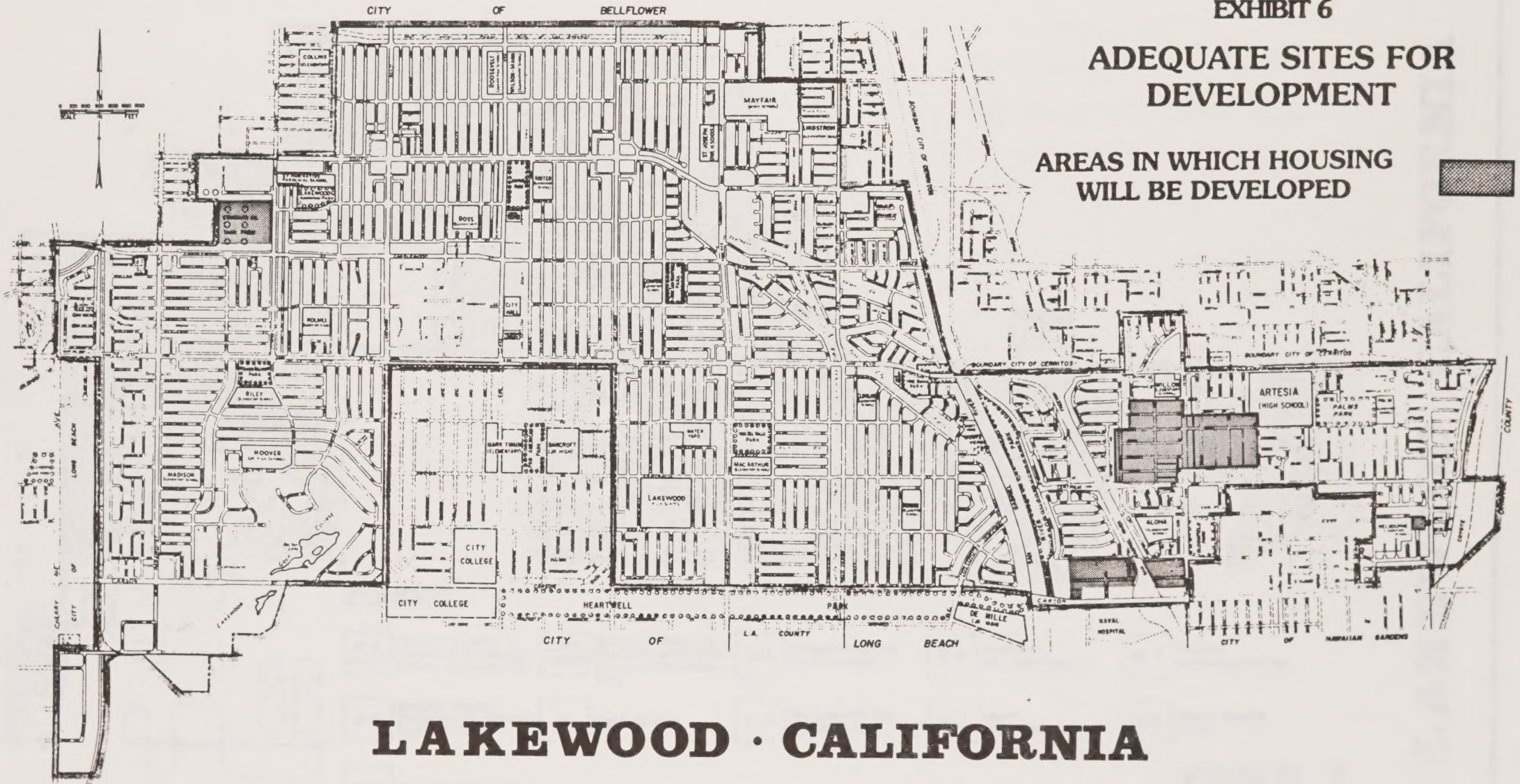
Land Inventory/Residential Development
Capacity Under Existing Zoning

Zoning/Permitted Housing Type	Number of Acres	Dwell Units/Acre	Avail-ability of Services	Dwelling Unit Capacity
Single-Family Home, Mobile Home, or Manufactured Home	3.22 (vacant)	7DU/AC	All Available	3 units
	1.71 (city owned)	7DU/AC to 27DU/AC	None Available	11 to 47 units
Multiple-Family and Rental	9.5 (vacant)	22 - 27 DU/AC	All Available	209-257
	70.0 (under utilized)	22-27 DU/AC	All Available	1,540-1,891
Mobilehomes, mfd. housing or mobile home parks	0 Vacant (allowed on all multi-family residential lots)	N/A	N/A	0
Emergency shelter or transitional housing	0 (to be allowed by CUP and by right in MFR zone, respectively)	N/A	N/A	0
Sites with residential redevelopment potential (within time frame of element) but Currently non-residential	33.1 (vacant)	5.6 DU/AC	All Available	186 units
Total	117.53	N/A	N/A	1,949-2,384
Less Demolitions				(250-275±)
Net Gain Possible				<u>1,700-2,100+</u>

EXHIBIT 6

ADEQUATE SITES FOR
DEVELOPMENT

AREAS IN WHICH HOUSING
WILL BE DEVELOPED



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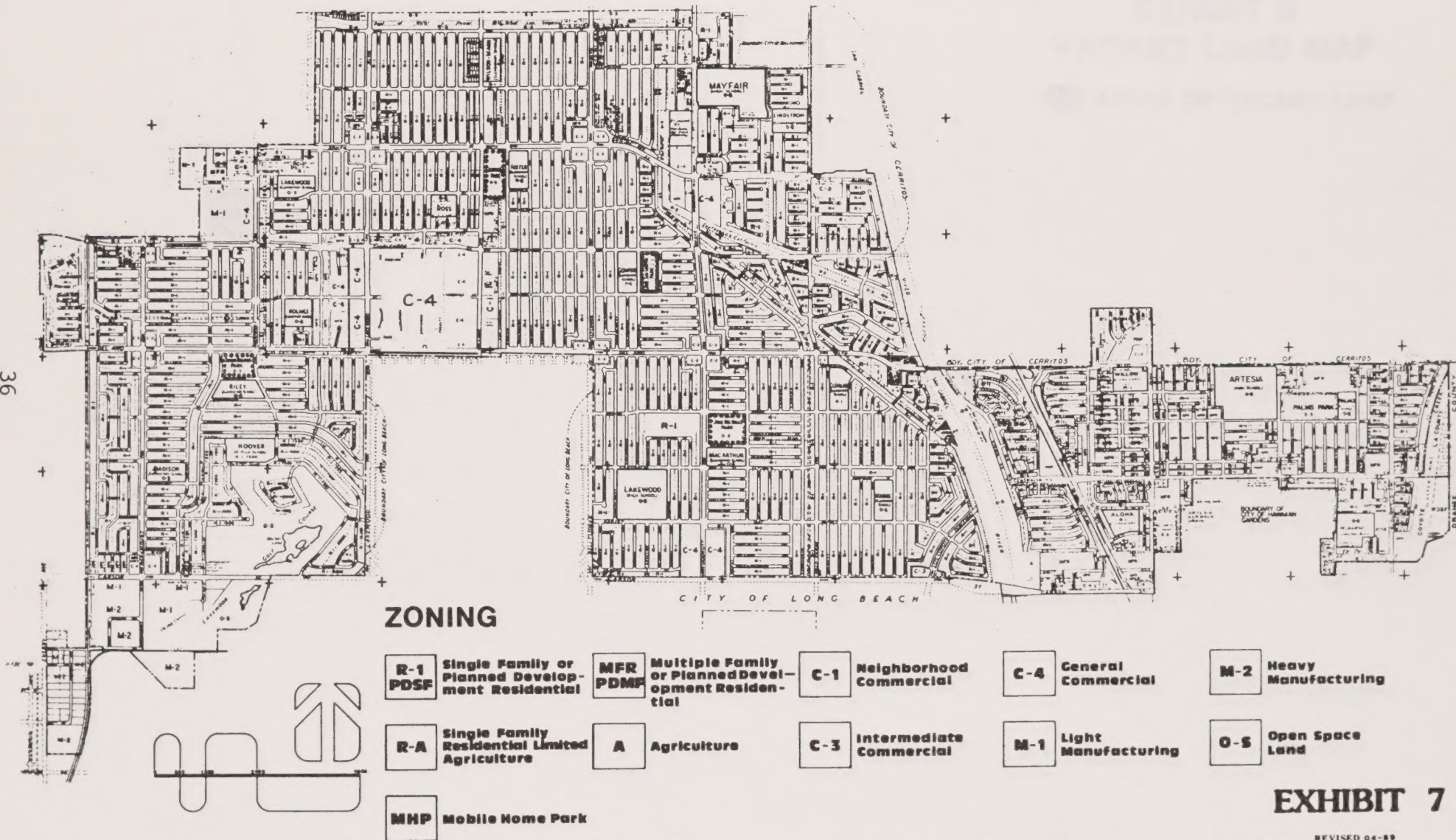


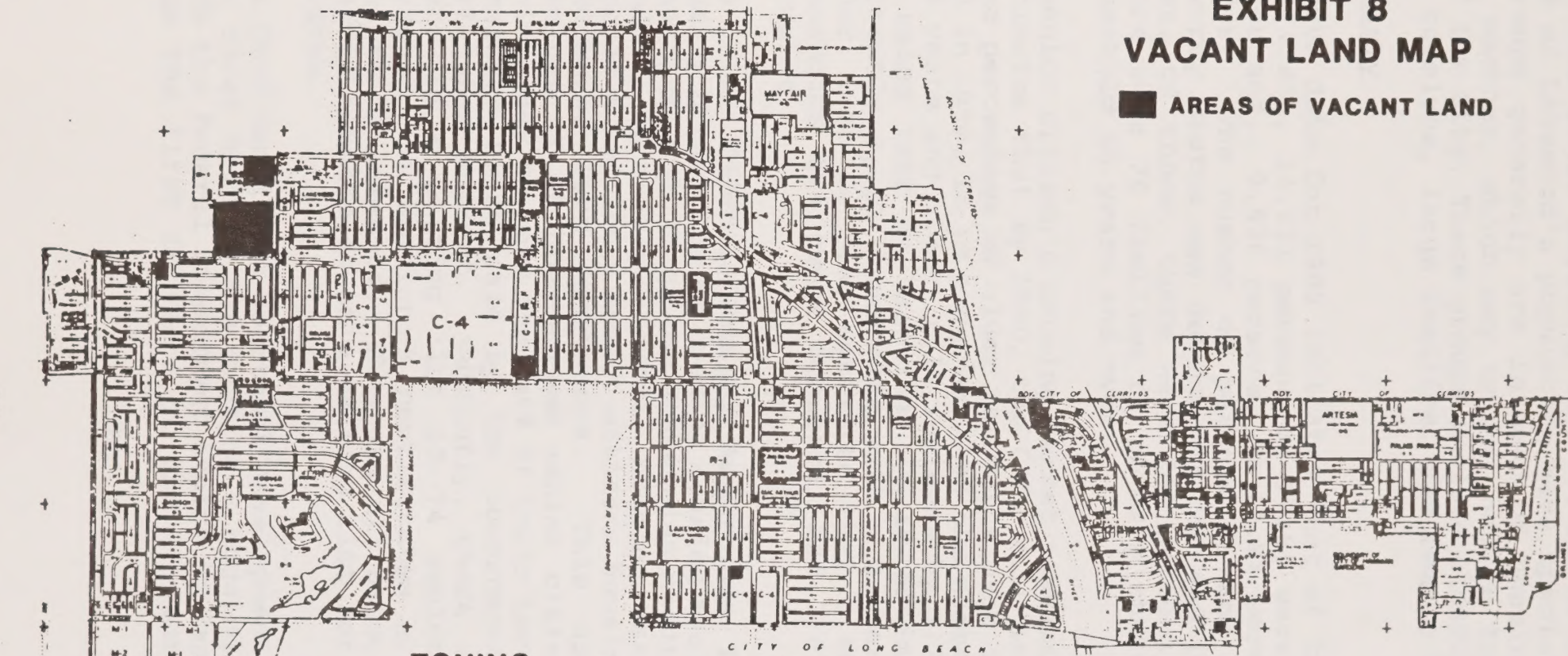
EXHIBIT 7

REVISED 04-88

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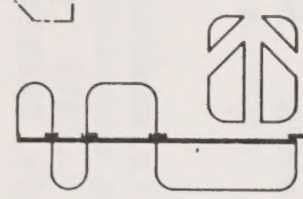
EXHIBIT 8 VACANT LAND MAP

■ AREAS OF VACANT LAND



ZONING

R-1 PDSF	Single Family or Planned Development Residential	MPR PDSF	Multiple Family or Planned Development Residential	C-1	Neighborhood Commercial	C-4	General Commercial	M-2	Heavy Manufacturing
R-A	Single Family Residential Limited Agriculture	A	Agriculture	C-3	Intermediate Commercial	M-1	Light Manufacturing	O-S	Open Space Land
MHP	Mobile Home Park								



SPECIAL HOUSING NEEDS

The aggregate number of households needing housing in Lakewood has been defined under Existing and Future Housing Needs. Certain segments of Lakewood's population have specialized housing needs. These groups generally are in need of housing assistance of one form or another, which may or may not be typical for the total needs of the City. These groups include elderly households, handicapped, homeless, large families, and female headed households.

Elderly

Census data for 1980 indicates that of the City's population of 74,654, 14,611 persons or 19.6% were 55 years of age or older and, 9,526 persons, or 12.8% were 60 years of age or older. The number of persons 65 and over totaled 5,639. Poverty status was determined for 460 persons 60 years and over. Of those, there were 266 persons 65 years and over. There were 76 families of poverty status with the head of household 65 years and over.

A senior citizen's housing market assessment prepared by SCAG estimates that by 1990, the City will have approximately the same percentage of older residents over 55 years of age as it had in 1980. It is expected that the number of older residents (55 years and older) will increase by 3.7% to 15,148 by 1990. By using 1980 as baseline, it is estimated that there are currently 4,451 households with a member 65 years of age or older. It is also estimated that 3,681 (82.7%) of these households are owner occupied, and 770 (17.3%) are renter occupied.

The 1988 Federal Housing Assistance Plan identifies 324 elderly households as needing housing assistance. This number constitutes 18.2% of the households needing rental assistance needs. Currently, federal housing assistance is provided through a Section 8 senior citizens housing project called the Candlewood Park Apartments. This apartment development consists of 80 one-bedroom senior citizen units. Eligible seniors pay no more than 30% of their income for rent with the remainder being paid by the Government through a housing assistance payment. Currently, there are no vacancies and there is a waiting list of 74 seniors. Also, there are currently 21 Section 8 certificates allotted for eligible seniors in Lakewood. They are all being used. There are 61 elderly households on a waiting list for this rental subsidy program.

The Candlewood Park apartment development is scheduled to have the first half of its Section 8 housing assistance contract with the Federal Government expire in January, 1990. At that time the first 10 years of the 20 year contract will have

expired with an option to renew. The private owner has informed the City that it intends to renew its contract for the remaining ten years. However, the future of Section 8 assistance for the project upon completion of this contract is unknown.

A major concern here is that in another 10 years these units will lose Section 8 assistance and convert to a market rate development. As a result some tenants will be paying a disproportionately high amount of income toward rent. To offset this potential problem the City must seek alternate methods to conserve their affordability beyond current Section 8 contract terms.

Handicapped

The number of handicapped persons in Lakewood has been hard to identify. It is estimated that approximately 3% of the City population is handicapped, totalling 2,309 persons. It is also estimated that there are 4,618 non-institutionalized persons with a work disability between the ages of 16 and 64, and 1,797 persons with a transportation disability.

The U.S. Department of Housing and Urban Development provided Lakewood with an estimate of the components of the handicapped population for the current Housing Assistance Plan. The 1988 estimate of handicapped persons in need of rental assistance is as follows:

TABLE 16

Handicapped Population

Elderly handicapped	26
One person non-elderly handicapped	31
Small family handicapped	137
Large family handicapped	34

Handicapped residents need housing with wider doorways, ramps rather than stairs, elevators for two or more story units, modified cabinets, plumbing, and lighting. These modifications are expensive and not usually found in older units. However, ongoing enforcement of the City's Building Code, which is in conformity with state law, ensures that new construction will be handicapped accessible - though the units may not have all the features needed by specific individuals.

Homeless

In the past 10 years, the size of the nation's, and Los Angeles County's, homeless population has skyrocketed. As this population has increased, so has the need for emergency shelter, transitional housing, and very low income re-entry (such as single room occupancy) housing. A survey of City officials and homeless advocates has indicated that there are approximately 40 to 80 homeless persons seeking assistance, per month, from local organizations.

City officials and the County Sheriff estimate that there are only 3 to 5 persons who are unsheltered in Lakewood with another 20 to 25 who live out of cars or motorhomes in Lakewood. There may also be other homeless who are concealed by living in nonhabitable structures (such as a garage) or living in a motel room.

The low numbers of homeless reported here can be attributed to the fact that the City of Long Beach, which borders Lakewood to the west and south, provides many services of a regional magnitude through various County and private programs, including inclement weather shelter at the National Guard Armory. A total of 224 beds are available in the Long Beach area in addition to 300 spaces available through the Los Angeles County Voucher program, totalling 524 spaces.

Currently, the City does not provide supportive services to the homeless through formal programs. However, on an informal basis, the City does provide support services to homeless individuals and families when specific need arises. Burns Community Center in Lakewood is currently the City's informational headquarters regarding activation of the County's inclement weather program.

When the cold weather program is activated, Burns Community Center is notified and the City provides transportation services to nearby shelter sites outside of the City when homeless persons arrive at the center. Through Burns Community Center the City is connected with nearby social service agencies. The staff at Burns Community Center provide the following supportive services as needs arise: information and referral to appropriate social service agencies; emergency food (canned goods and can opener); transportation to nearby service agencies; and use of the telephone when persons are seeking assistance.

The City has not experienced an overwhelming population of homeless persons and has not experienced an outpouring of public concern to provide additional services within its boundaries. Social service agencies and providers within

Lakewood and nearby Long Beach (where nearly all major services are provided) have not expressed that there is an extraordinary need to provide emergency shelters within Lakewood, as adequate facilities are available nearby and are not always filled to capacity.

There is an organization in Lakewood that provides short term transitional housing to a special need group. That organization is called Su Casa Family Crisis and Support Center and their clientele are battered wives and their children. Su Casa's shelter facility has a capacity of 22 to 24 persons and their support services include food, clothing, intensive individual and group counseling for the children and more.

The City provides the organization with an office headquarters in the Palms Park facility. Admittance to the program is strictly on a referral basis. The facility was permitted by right as an apartment complex in a multi-family zoned district. However, an amendment to the Zoning Code should be considered to establish special development standards for this kind of use in the MFR (Multiple Family Residential) zone that recognize the special needs and circumstances of the occupants of such a facility.

The MFR zone has the greatest potential for development of emergency shelters and/or transitional housing. Much of the MFR zone is located within walking distance of public transportation systems, grocery stores, medical facilities, schools, parks and other essential public and private facilities and services. Further, many of the lots in the MFR zone are currently underutilized, having one dwelling unit on the lot. Additional units could be added at reduced costs owing to existing infrastructure and improvements and because certain normally required amenities may not be needed or can be modified to provide "no frills" housing (e.g., reduce parking, open space, and unit size requirements). The program for the homeless contained in Section VI calls for, amongst other things, consideration of future amendments to the Zoning Code to permit emergency shelter by conditional use permit and transitional housing by right in the MFR zone.

Large Families

Large families (that is those having five or more members) also represent a special housing need because they require larger units than the market normally provides, and because larger units generally cost more. Thus large families can be caught in a bind because the units they can afford are too small to provide adequate space. This estimate, provided by

the U.S. Department of Housing and Urban Development for the current Housing Assistance Plan, finds no special housing needs for this group in Lakewood.

It is estimated that there are currently 3,376 large family households in Lakewood, with 249 households being in the lower income group.

Female Headed Households

It is estimated that 3,057 families are headed by females in Lakewood. This constitutes 11.5% of all households. Approximately 1.5% of all households, or 397, are female-headed households below the poverty level. Female headed households need affordable units located near schools, day care centers, and recreation facilities and services. The U.S. Housing and Urban Development Department, in its estimates for the City's current Housing Assistance Plan, has determined that this group also has no special housing needs in Lakewood.

Farm Workers

Farm workers are not a special need group in Lakewood. The 1982 RHAM, a regional housing and population model estimated 42 farm workers in Lakewood. If these workers exist in the same proportion as they did in 1982, the current housing stock provides adequate housing.

ENERGY CONSERVATION

Opportunities for energy conservation in residential development in Lakewood depends upon the retrofit of the Lakewood home built before energy conservation measures became mandatory. Lakewood Building and Safety estimates that 75% of homes have been insulated after construction, with attic insulation being the most prevalent. All new construction is required to be completely insulated.

Lakewood's street orientation is predominately north and south, which is not the ideal orientation for solar energy systems. Since 1978, approximately 365 solar installations have been made to existing single family homes. The City has adopted a policy to approve solar installations without Development Review Board approval in most cases. The California Solar Information Packet, prepared by the California Energy Commission, Solar Energy Office, has been made available to Lakewood residents through the Community Development Department.

The City has encouraged energy conservation opportunities and will continue to do the same. This is especially evident when a developer files a tentative tract map. The City works closely with the developer encouraging solar orientation, consideration of solar envelopes, and the use of passive solar building techniques.

SECTION IV

CONSTRAINTS

There are constraints in both governmental and market sectors of the community which often limit or burden efforts to provide or maintain affordable housing. The City of Lakewood is no exception to the affects of these constraints. The following narrative describes both the government and market constraints which affect the production of affordable housing for all income levels.

GOVERNMENTAL CONSTRAINTS

Land Use Controls

The City of Lakewood, like most cities, has an effective zoning ordinance which contains standards pertaining to development and densities of residential properties. The zoning code and the accompanying zoning map dictate which sites in the City are to be residentially developed and at what standards. These development standards are recognized as being necessary in order to ensure a healthy, compatible, and high quality living environment.

In addition to the prescribed standards mentioned above, new developments and additions are required to go through the Development Review Board (DRB) process. The DRB process is established to ensure that new development does not have deleterious effects on neighborhood stability and quality of life. The DRB process entails the review of architectural and site design and may result in requirements to incorporate additional design treatment (architectural style and detail, building materials, and landscaping) to improve the appearance of the development. The review process, including the application of conditions of approval is done in a judicious manner; not to cause undue burden on the development. The process, however, may be perceived as a constraint. There is no fee required.

Additionally, the City allows manufactured homes, including mobile homes, on all single family zoned lots. All new construction of single family homes, including the placement of a manufactured home, must go through the Development Review Board process mentioned above. The review process is limited to roof overhang, roof material, and siding material and is consistent with Section 65852.3 of the California Government Code.

The City has not received an application for the development of "Granny" or "Second Unit" housing as specified by Sections 65852.1 and 65852.2 of the California Government Code. If such a proposal is received, the City will most likely opt to

require the issuance of a Conditional Use Permit for such development. The Conditional Use Permit application fee is a nominal \$150.00, and the development plans must undergo the Development Review Board process.

In regards to housing preservation through code enforcement activities, the City's main emphasis lies in maintaining the quality of life in neighborhoods through ensuring that yards and structures are decent in appearance. Code enforcement activities are not practiced to unduly penalize older dwellings built under less demanding Codes.

Generally, through this review process and in conjunction with preparing the 1984 Housing Element, the City finds its land use controls, as they pertain to density, parking requirements, minimum lot sizes, on and off-site improvements, street widths, curbing requirements, water and sewer connections, and circulation improvements, to be fair and consistent with current development standards and practices being employed throughout the region. Thus, it is determined that they pose no governmental constraints that are unwarranted. Additionally, the City has not adopted any housing regulations that are more restrictive than State housing law.

Fees and Exactions

Fees, while important in offsetting the costs incurred by the City in processing development, can be limited to minimize the effect on the costs per housing unit developed. The City has traditionally maintained fees for planning services well below the actual cost to the City. The Planning processing fees are subsidized by the City's general funds with a 94% deficit of fees received to costs incurred. Building Permit processing fees have recently (FY 88-89) been increased to cover costs incurred.

There are other fees that affect the cost of housing, such as requirements to make appropriate contributions to the community. These fees are to compensate the City for the expenses incurred to provide the facilities that are necessary for development. Fees can be considered a payback as much as payment for future impacts. These include sewer reconstruction fees, school development fees, and fees in lieu of park land dedication. The City regularly reviews these fees and their applicability to future development.

Table 17, which is contained on the following page indicates the current fee requirements for new developments.

TABLE 17

**Development Fees for 1,500 Square Foot Single-Family Residence
Valued at \$100,000**

Roads	0
Schools	\$2,250 ¹
Park and Recreation	330 ²
Water	600
Sewer	800
Flood Control	0
Other	0
Planning	0
Building	<u>984</u>
Total Fees	\$4,964

¹School fees are based upon a \$1.50 per square foot of habitable floor area and are established by the School District Board of Education.

²Park and Recreation fees for all new residential units is \$330 per unit. Park and Recreation fees for new residential subdivisions are based upon the appraised value of the land to be developed and the density of the development. Within the past three years the fees have ranged between \$1,000 and \$3,000 per unit.

NON-GOVERNMENTAL (MARKET) CONSTRAINTS

The price of housing has been rising at a greater rate than family income over the past several years. This, in general, decreases the opportunities for home ownership for a growing percentage of the public. Contributing factors to rising production costs are increasing and volatile costs for land, materials, labor and financing. The shortage of vacant land also makes those available sites more expensive. For many existing homeowners, therefore, the maintenance or improvement of their existing housing is the alternative available to meet changing housing needs. Maintenance or improvement is subject to the same cost escalation factors that new housing is up against, unfortunately.

Vacant Land

The scarcity of vacant land within the City is a constraint which affects both the cost of housing and the ability to develop a wide range of housing products suitable to meet the diversity of housing needs. The lack of vacant land substantially limits the ability to provide new single-family homes and other low-density residential products. This situation in turn prevents the filtering process whereby existing

homeowners trade up to new homes and first time buyers purchase existing homes (at affordable prices). The lack of vacant land subsequently affects the price of existing homes as they are becoming a commodity, as well.

Furthermore, the existing housing within the City is generally in good to excellent condition. Only 250 to 275 existing units are foreseen to be replaced by new awn housing within the time frame of this element. As the City is relatively young and the majority of the older housing units were developed around the same time (between 1950-1960), and the neighborhoods in which they are located are in stable condition, the need and opportunity to justifiably recycle single family homes to higher densities (other than that which is currently permitted; see land inventory section) in Lakewood in order to increase and enhance development opportunities are minimal. Additionally, as the City is relatively young and its Redevelopment Agency and past redevelopment activities have been recent, significant redevelopment funds have not yet accrued to facilitate redevelopment for housing purposes.

Cost of Construction

The cost of construction is made up of two components, the price of materials and of labor. Overall, the cost of single family construction rose from around \$32 a square foot in the early 1980's to nearly \$60 a square foot today, according to the Los Angeles County Public Works Department, Building and Safety Section. This has been attributed to an escalation in wage and lumber prices, factors little influenced by local policy or desires.

In analyzing construction costs, utilizing Type V construction, surveys of building valuations in the area have determined the average construction cost of a single family home to be approximately \$114,386; and the average cost of construction for a multi-family unit to be approximately \$62,883 per unit. Coupled with the cost of land and development fees, the cost to develop single family homes is approximately \$168,500 - \$181,500 per unit. The cost per unit of multi-family projects is approximately \$107,700 - \$147,700. Table 18 makes clear that housing costs have risen more than all costs covered by the Consumer Price Index.

TABLE 18
CONSUMER PRICE INDEX
AND HOUSING PRICES
1980 to 1989
Los Angeles County

	<u>1980</u>	<u>March 1989</u>	<u>% Change</u>
Consumer Price Index	246.8*	372.8	51%
Median Resale Housing Price in Los Angeles County	\$109,200	\$196,097	80%
Median Resale Housing Price In Lakewood	\$81,800	\$180,000	120.0%

* Consumer Price Index equaled 100 in base year 1967

Source: California Association of Realtors and Lakewood Community Development Department.

Although it does not directly affect the cost of maintaining or improving housing, the price of land is a direct factor in new housing costs. The scarcer land is, the more valuable it becomes. As the price increases, the cost per unit built on that land increases with the additional cost being pushed on to the consumer.

As the cost of new units increases, the value of like substitutes increases as well. In this case, the substitute is the existing housing stock. When the existing housing stock rises in value with personal income not rising as fast, it becomes more difficult to relocate to a larger unit within the same area to meet expanding housing needs. This creates a demand to expand the size of the existing housing units within established neighborhoods.

Cost of Land

Between 1987 and 1989 the median price for single-family homes in the state increased 35 percent, from \$145,000 to \$196,097. The median home price in Los Angeles County was \$210,029 in March of 1989. At the same time, the median price for existing single-family homes in Lakewood was \$180,000. That value represents a price increase of 33.2% above the 1987

median price of \$135,177 and a 120.0% increase over the 1980 Lakewood median price of \$81,800. There are only three (3) vacant single family parcels in Lakewood. They are located near the Lakewood Country Club and their list prices range between \$350,000 and \$450,000. The current average sales price of single family homes in Multiple Family Residential zones is \$161,000. As recycling is the major source of new development, this value translates into a per unit cost of \$40,000 to \$70,000 per multiple-family unit, accounting for between 20 and 30 percent of the total cost of development.

Currently, there is an application to rezone and subdivide 33 acres of land that is currently zoned for commercial and industrial uses. The preliminary cost estimate for the creation of 186 parcels for single family homes is approximately \$100,000 to \$120,000 per lot, including all infrastructure, new streets, and grading.

Cost to Home Buyers

Those seeking home ownership may have income to support current payment schedules, but not have the down payment. Often a 20% down payment is required, amounting to \$36,000 on a \$180,000 home. First time homeowners and others do not have, or have difficulty in assembling, the capital needed. This is a further constraint to entering the housing market. Additionally, at that price a buyer needs an annual household income of \$52,680 and faces monthly payments of \$1,317.00 at a fixed interest rate of 10.5% (\$1371 @ 11.0%; and \$1426.80 @ 11.5%).

It is estimated that only 16 percent of the County's households could qualify for a single family detached home, according to the California Association of Realtors' figures.

An additional factor related to housing cost is the desirability of Lakewood. The price of housing could rise at a faster rate due to the physical attributes and community amenities that make Lakewood a desirable place to live. These include its location and proximity to regional employment and recreational areas, the emphasis on trees, landscaping and community design, the extensive park network, recreational services, and the local regional shopping center. These have made and will continue to make Lakewood an attractive place to live.

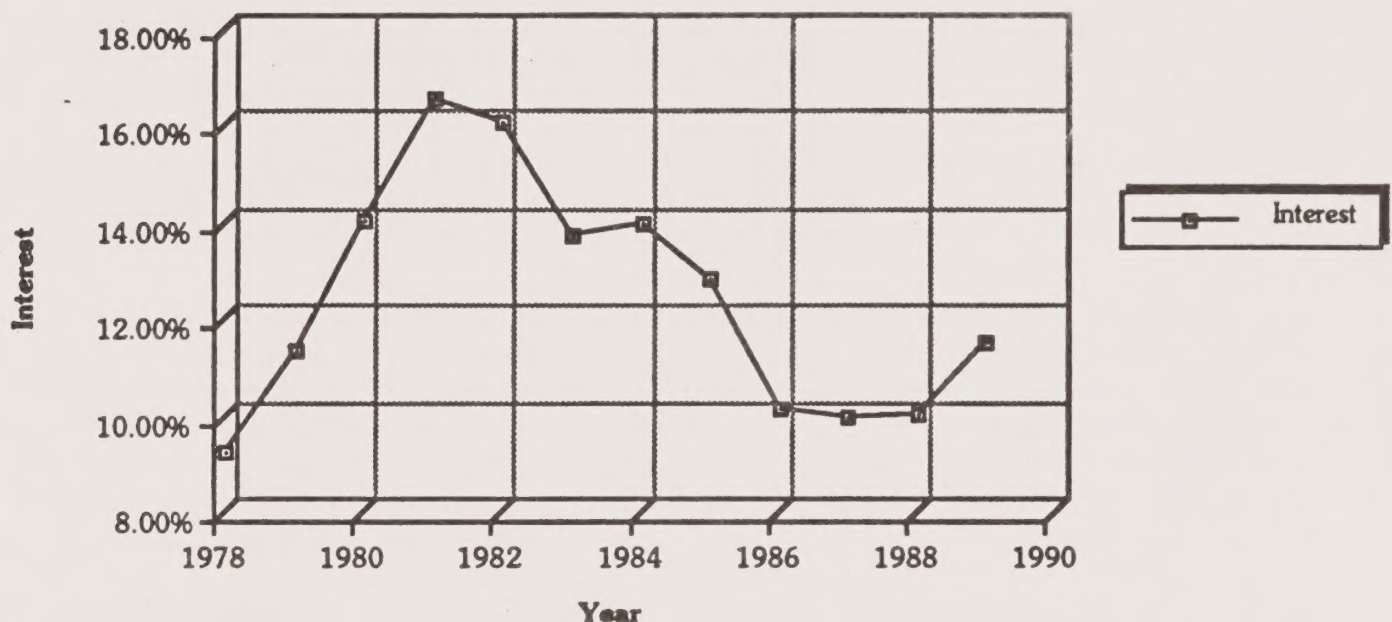
Financing

National policies affecting the money supply and the Federal Reserve, as well as both state and national regulations regarding financial institutions, have direct effects on local interest rates. These are items on which local government has

limited, if any, impact. Rising and fluctuating financing costs have made short-term and indefinite delays in the construction of approved housing.

Interest rates impact housing costs in two ways. First, the cost of borrowing money for the actual development of the dwelling units are incorporated directly into the sales price or rent. Second, the interest rate of the homebuyer's mortgage is reflected in subsequent monthly payments. Often the monthly costs are more critical to the homeowner than the final sales price. As such, variations in interest rates can price many consumers out of the housing market. For example, a 30-year loan of \$130,000 financed at 9% translates into a monthly payment of \$1,046, while a similar loan at 12 percent increases the payment to \$1,337 per month. Exhibit 8 tracks the mortgage interest rates for the past ten years.

EXHIBIT 9
Mortgage Interest Rates



SOURCE: FEDERAL MORTGAGE HOME CORP.

Permanent financing for multi-family developments (5 or more units) has become increasingly difficult to obtain since the recent failures of many savings and loan institutions.

In order to minimize the number of savings and loan institution failures, the Federal government has implemented a bail out program which includes a measure that requires savings and loan institutions to modify their asset portfolios by increasing the minimum ratio for liquid assets. This new requirement has caused most savings and loan institutions to

suspend loan programs for multi-family properties, as these types of loans are not considered to be liquid. Generally, the only program being offered is refinancing of existing loans. Very few, if any, commitments for new construction are being made. This is a significant phenomenon as savings and loan institutions have been the traditional source of financing for multi-family developments.

SECTION V

HOUSING GOALS, POLICIES, AND OBJECTIVES

A fundamental purpose of a housing element is to create a framework or guide for the specific actions that the City will assume in the future. This framework and the planned actions are the two components of the City's housing program.

In developing the framework for action, the City of Lakewood has adopted a three-pronged approach to meeting the housing needs of the community.

- . Housing Improvement: Improvements to the existing supply in order to ensure that housing remains in sound condition and to preserve the nature of the City, since existing housing is generally less expensive than new construction.
- . Housing Production: Development of new housing on sites suitable for residential use to expand the supply and choice of units available.
- . Housing Assistance: Assistance to lower income households and households with special needs so that the community continues to provide housing for all economic groups.

This section discusses the City's goals, policies, and objectives within each approach. The goals, policies, and objectives which have been developed, and described herein, are intended to provide a practical and workable framework in which the Planning Commission and City Council may take action affecting housing and neighborhoods within the community. Section V will describe planned actions of the housing program.

HOUSING IMPROVEMENTS

The state's Housing Element legislation requires jurisdictions to identify programs to improve and preserve housing within the community. The purpose of housing preservation programs is to assure the continued availability of dwelling units over a longer period of time. The bulk of the housing stock within the City of Lakewood was built during the 1950's. Thus, it is relatively new housing, most of which was constructed using modern building codes and techniques. However, it is important to maintain and upgrade this housing stock to protect against gradual deterioration and possible elimination.

Housing affordability is a primary concern of the Housing Element. Since existing housing is generally less expensive than newly constructed units, it increases the need for maintaining and

preserving housing. There were a number of households identified as overpaying for housing needs in the most recently conducted U.S. Census. These households can find some assistance in housing costs when the inventory of existing housing units is maintained and does not diminish. Further, the City recognizes that its lack of vacant land severely limits Lakewood homeowners' opportunities to "trade up" to new housing. Thus, the City supports and encourages homeowner efforts in remodeling and adding on to their homes as a means of "trading up" within the City.

The goals, policies, and objectives for housing improvement have been developed recognizing the community needs, resources available and the constraints to housing improvement efforts. Where appropriate, these key housing protection guidelines have been developed consistently with other elements of the general plan, as well as other planning and policy documents for the City.

Goals

- . Achieve a supply of housing which is free from the adverse problems of structural neglect and deterioration.
- . Maintain and improve neighborhood environments to promote and preserve an excellent quality of life for all Lakewood residents.

Policies

- . Reduce the amount of substandard housing units through measures such as rehabilitation, code enforcement, and new construction.
- . Actively engage in identifying substandard and deteriorating housing and take appropriate actions to ensure correction of these deficiencies, such as initiating rehabilitation, maintenance, or replacement programs.
- . Protect viable housing and the continued maintenance and stabilization of healthy neighborhoods.
- . Encourage and/or stimulate conservation of existing residential areas and, where possible, minimize or prevent the intrusion of incompatible uses into the neighborhoods.
- . Promote rehabilitation which maximizes the utility of the existing housing stock.
- . Encourage a full range of public improvements and services to provide for the needs of all residential neighborhoods.

- . Maintain and refurbish the City's hardscape and landscape in order to preserve and enhance neighborhood ambiance and safety.
- . Maintain existing liberal regulations concerning non-conforming buildings and setbacks to encourage low cost expansion of existing housing.
- . Maintain and ensure the continued existence of valuable amenities which provide beauty, identity and form to the City and all neighborhoods within the community.
- . Provide or assist in obtaining rehabilitation loans and grants, counseling and other follow-up services as needed.
- . Support revision of income and property tax laws to encourage housing stock rehabilitation and to discourage the continuation of substandard housing.

Objectives

- . Rehabilitate 500 to 700 housing units over the 5-year effective period of this housing element (1989-1994) through both owner reinvestment and government assisted programs. A good portion of the projected rehabilitation is dependent upon and will be consistent with the resources available through the Community Development Block Grant Program.
- . Replace 50 to 75 housing units which have been determined to be unsuitable for rehabilitation, during the 5-year period covered by this housing element (1989-1994).
- . Conserve 5,250 housing units through homeowner reinvestment and remodeling.
- . Ensure that substandard housing which is occupied by low and moderate income households which is removed by public or private action, is replaced in compliance with the legal requirements of the State of California.
- . Preserve as much of the existing housing stock as possible by deliberate guarding and protecting of housing and neighborhoods through proper zoning and building code enforcement, while also ensuring that the reuse and improvement of underutilized sites with new housing is compatible with surrounding homes and neighborhoods.

HOUSING PRODUCTION

The goals, policies, and objectives relating to housing production are contained within this section. In adopting these statements, the City is communicating to the community at large, as well as the home building community, the quantified goals for housing production, and the guidelines to be followed in developing new housing. The goals and policies for housing production have been refined and modified in light of current resources and constraints. The adopted goals and policies for housing production reflect the community's desires for the City relative to the production of housing in numbers, type, density, and other qualities of importance to the residents of this community.

Goals

- . Achieve housing production to meet the identified housing needs of the community while maintaining and providing a high quality of life for all residents.
- . Achieve the development of the maximum number of new housing units possible to meet the City of Lakewood's responsibilities for the regional housing needs.
- . Achieve compliance with energy conservation measures to be included in new housing developments.

Policies

- . New housing construction should be oriented to both the ownership and rental markets and should strive towards meeting Lakewood's housing needs.
- . Attain new housing construction over a range of prices and rents in accordance with projected housing demand.
- . Encourage development under the provisions of the zoning regulations.
- . Encourage a variety of housing arrangements and densities, each appropriately located with reference to traffic circulation, community facilities, and aesthetic considerations.
- . Assure that new housing development has design and appearance consistent with standards established by the City's Development Review Board.
- . Encourage the remodeling of and additions to existing housing as a means of providing "new" housing in existing subdivisions.

- . Insist that all new housing units have those qualities and amenities that will continue to make them competitive on the private market and compatible with the community.
- . Encourage a balance of housing in a variety of types which provides a range of housing affordable to households at all economic levels. The balance of housing promoted would include townhouses, cluster developments, condominiums, apartments, and single-family dwellings.
- . Encourage and increase the variety and supply of housing available and at costs affordable to the various income levels of the population.
- . Encourage continued and new investment in the established communities of Lakewood.
- . Encourage the assemblage and consolidation of existing small parcels in areas which permit higher density. Larger parcels can better accommodate increased density housing, through a more efficient use of space, while allowing for aesthetic amenities and greater use of open space.
- . Encourage the consolidation of multiple land ownership by private or public means into single ownership. This will facilitate the use of contemporary planning techniques in providing multiple-family residences with greater amenities and enhance the quality of life for the citizens of Lakewood.
- . The City will cooperate with private housing producers wherever justifiable to reduce the overall cost of housing units.
- . The City supports efforts to develop and implement cooperative ownership and other nonprofit mechanisms as a means of reducing construction, selling, and reselling housing costs.

Objectives

- . Maintain sufficient residential land, at appropriate densities, to continue efforts to meet the housing needs of all residents of Lakewood.
- . Achieve the development of 800 to 1200 housing units over the ensuing 5-year period (1989-1994).

HOUSING ASSISTANCE

Production and improvement of housing is not the complete solution for meeting housing needs. The inclusion of programs designed to provide housing assistance is also an integral component of the Housing Element. The City of Lakewood recognizes that there are unmet housing assistance needs within the community and will continue to focus efforts toward their alleviation. The City thus commits resources to programs which maintain existing housing, while simultaneously funding programs that produce and improve housing within the City.

It is generally accepted that the high cost of home ownership allows fewer and fewer households to purchase a home. A large and growing segment of the population must rely on a scarce rental market, with high rents inflated by demands which exceed availability, to meet their housing needs. An adequate supply of affordable rental housing will be an important consideration during the period covered by this Housing Element.

Another segment greatly affected by the high cost of housing is the elderly. Such residents are generally on fixed incomes which greatly limits their housing choice and/or ability to maintain the homes they currently own and occupy. Furthermore, for this segment, housing that is both affordable and designed to meet their needs and lifestyle is often difficult to find. If costs continue to escalate at present rates, it will become exceedingly difficult for these persons to secure housing at affordable rates. The likely result is a significantly greater portion of the population requiring housing subsidies of one form or another.

The City will look to current and potential land uses, the existing housing stock, community redevelopment, and community development activities to establish the goals, policies, and objectives for meeting housing assistance needs. This section of the housing element synthesizes the guidelines and direction that the City will be moving towards in respect to housing assistance needs. The goals, policies, and objectives set forth herein are the culmination of past City actions vis-a-vis housing needs and the relevant requirements of the housing element as prescribed by California state law.

Goals

- . Ensure a balanced housing stock with a range of housing available to all economic segments of the citizens of Lakewood.
- . Meet the housing assistance needs of Lakewood residents to the maximum extent possible.

- . Meet the City of Lakewood's fair share of regional housing needs, as identified in the Regional Housing Needs Assessment, prepared by the Southern California Association of Governments (SCAG).
- . Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Policies

- . Make provisions for all low-income families to receive, or to be advised of the existence of any of a variety of special housing subsidies which are now available or are expected to be available in the future. Maximum advantage will especially be taken of home ownership programs.
- . Urge private developers to include the maximum number of publicly assisted housing units determined to be economically and socially feasible within all future development programs.
- . Discourage overcrowding by directing existing housing subsidies to families whose income would otherwise prevent them from occupying sound housing of the proper size.
- . Encourage the production of a sufficient number of assisted and market rate large-size housing units to meet reasonable projections for large-size families.
- . Elderly housing should be developed throughout the City. However, where both publicly assisted family and elderly housing both may be developed, elderly housing should have priority, since site locations available for this kind of household are limited.
- . All housing in the City should be available equally to all persons without restrictions based on race, color, ethnicity, religion, sex, national origin, or marital status.
- . Achieve the meeting of resident housing needs to the maximum extent possible, with appropriate emphasis on the special needs of elderly, handicapped, and disadvantaged population.
- . Encourage and enable others to provide assistance and necessary support services to residents and persons with special needs to successfully function as full members of the community.

Objectives

- . Achieve housing assistance for at least 10 percent of those resident households identified as requiring housing assistance. This would result in the City of Lakewood providing housing assistance for 290 lower income existing households.
- . Achieve the housing production goal identified by the SCAG Regional Housing Needs Assessment during the coming 5-year period covered by this housing element.

SECTION VI

HOUSING PROGRAMS

This section of the Housing Element discusses the implementation component of the housing program of the City of Lakewood. It describes the activities that the City has or will undertake to achieve the goals, policies, and priorities outlined in the immediately foregoing section. These actions are to be undertaken as indicated to attain objectives of improvement to the existing housing stock, housing growth and production, and the meeting of the needs of all economic segments of the community.

HOUSING IMPROVEMENT PROGRAM

The programs included in this section address issues of housing affordability, condition, quantity, and accessibility. The City of Lakewood will aggressively pursue limited State and Federal funding which will enhance its ability to encourage housing development, will use its regulatory powers to encourage the continued maintenance of housing, and will continue programs designed to improve existing units.

The 5-year housing improvement program is outlined below. This program will be implemented during the period 1989 to 1994. The housing improvement program focuses efforts in the following five categories:

- . Code Enforcement.
- . Rehabilitation of the Existing Housing Stock
- . Redevelopment of Existing Neighborhoods.
- . Preservation of Existing Single-Family Homes and Neighborhoods.
- . Provision of Neighborhood Public Services and Facilities.

The specific activities and/or resources which will be used to meet the housing improvement needs are described below.

Code Enforcement and Community Conservation.

Lakewood has an active Community Conservation Program dedicated to preserving and improving the environmental quality of the City. The City has been divided into three areas, each with a Community Conservation Representative who responds to citizen service requests regarding planning and zoning issues. Of the

approximately 600 service requests that come into the City monthly, over 120 are referred to this section.

A primary concern of the Community Conservation Program is unsightly property. Notification is delivered to property owners and/or tenants for accumulated refuse or debris, inoperative vehicles, front or side yard parking or storage of vehicles, or graffiti, fences, and zoning.

In a move against graffiti, the City will provide the labor and a choice of three colors of paint to remove any markings. If a color other than chocolate, beige, or white is required, the City will use the property owner's paint for coverage.

A second concern is unauthorized rentals, often a result of the illegal conversion of garages to rental units. Illegal rentals may pose health and safety problems as the units may not be constructed or converted according to minimum health and safety standards.

The Community Conservation program will continue to work closely with the Rehabilitation Program of the Housing Section. This program makes available funds to low income households for maintenance and rehabilitation. The Community Conservation Representatives will continue providing information on the loan programs at the time of notification of certain Code violations to households who may be eligible. Violations for which loans may be appropriate include overgrown vegetation, unsightly residences, or other dilapidated conditions.

Funding Source: Community Development Block Grant.
Responsible Agency: Community Development Department.
Implementation: On-going

Senior Citizen/Physically Handicapped Deferred Payment Loan Program

This Federally funded program, in existence since 1978, provides zero interest deferred loans to senior citizens (62 years of age and older) and physically handicapped headed households that own and occupy homes in Lakewood. Households must be low to moderate income to participate in the program. Household income cannot exceed 80% of median income for the area to meet eligibility requirements. This program provides loans for a maximum of \$6,000 for eligible improvements. The money is secured with a recorded lien agreement bearing no interest and is not due until the house is sold or transferred. Since the programs inception 318 seniors/handicapped have been assisted.

Funding Source: Community Development Block Grant.
Responsible Agency: Community Development Department.
Implementation: On-going

Residential Deferred Payment Loan Program

This Federally funded loan program is available to non-senior owner occupiers of single-family homes. This program allows for the deferred loan of 20%, 30%, or 100% of the improvement cost of upgrading existing single family homes, up to a maximum of \$6,000, depending on income. Households must have incomes at or below 80% of area median income to qualify for loans. To be eligible for a fully deferred loan (100% of improvement costs) household income cannot exceed 50% of median income for the area. The loan is secured with a non-interest bearing lien agreement and is not due until the property is sold or transferred. Since the programs inception 382 non-seniors have been assisted.

Funding Source: Community Development Block Grant.
Responsible Agency: Community Development Department.
Implementation: On-going

Increasing Maximum Loan Limit for Existing Rehabilitation Loan Programs

Currently, the City offers two rehabilitation loan programs for owner occupied single family homes: 1) for senior and physically handicapped headed households; and 2) for non-senior headed households. The maximum loan amount possible under both programs is \$6,000. The program for non-senior households also includes provisions that determine maximum loan amounts (not to exceed \$6,000) on a percentage scale (20%, 30%, and 100%) of the improvement costs based on income. For example, for a family of three persons with an income between \$0-\$17,950, \$6,000 is available. For the same family with an income between \$17,951-\$22,651, up to 30% of the cost of improvements is available up to a maximum of \$6,000-meaning the cost of all improvements must be \$20,000 or more for the family to receive the full \$6,000.

As the costs to facilitate substantial rehabilitation to homes has increased dramatically since the beginning of these programs, it is necessary to increase the maximum loan limits of these programs to ensure that adequate improvements can be made. Furthermore, the additional loan limit restrictions on the non-senior loan program pose drawbacks to the program which decreases its effectiveness. Changes to the loan programs criteria should be made to alter the limits and restriction of both loan programs to increase their effectiveness and marketability.

Funding Source: Community Development Block Grant.
Responsible Agency: Community Development Department.
Implementation: Fiscal Year 1989/90

Energy Conservation

Section 25402.3 of the California Public Resources Code appropriates \$2 million to the California Department of Housing and Community Development (HCD) for energy conservation and rehabilitation of housing for low and very low income households. HCD will make these funds available to localities and non-profit sponsors. These monies may be used in conjunction with other rehabilitation programs to upgrade and preserve existing low and very low income rental housing. The Community Development Department will assist in the application for these funds in appropriate situations.

Funding Source: California Department of Housing and
Community Development.
Responsible Agency: Community Development Department.
Implementation: Fiscal Year 1990/91

Development Review Board Process

The Development Review Board (DRB) was created by Ordinance 72-20 in response to the Community Design Element of the General Plan. The DRB consists of a registered architect, a landscape architect and the Director of Community Development.

One of the primary purposes of the DRB is to provide citizens with free architectural advice in the design of new multiple or single family residential units and in the remodeling and additions to existing units. The DRB, while providing a free service to the community, also ensures that the residential project design will not adversely affect the surrounding community. Further, the DRB serves to prevent harmful effects on the community by encouraging design that promotes public convenience and prosperity, conserves property values and assures the most appropriate use of land.

Funding Source: City General Fund.
Responsible Agency: Community Development Department.
Implementation: On-going

Lakewood Beautiful Residential Awards Program

The Lakewood Beautiful Residential Awards program responds to a long-felt community need to recognize the positive values represented in a well kept home. Pride of ownership characterizes all the homes nominated for a Lakewood Beautiful Award. Each represents a special measure of concern and commitment to neighborhood beautification. The City is divided into 34 neighborhoods, and homeowners from each neighborhood are recognized and awarded at the annual awards reception.

Funding Source: City General Funding, Long Beach District
Board of Realtors, and other sponsors and

business donating awards, gifts and prizes.
Responsible Agency: Lakewood Public Information Office.
Implementation: On-going

HOUSING PRODUCTION PROGRAM

The cost of land, construction and money have left only one in five households able to afford the median price home in Los Angeles County. The median price of a home in the County rose 22% in one year's time (from 1987 to 1988). During the same year, the U.S. Department of Housing and Urban Development estimated the Los Angeles-Long Beach area median income for a family of four to be \$35,500. In January of 1989, the California Department of Real Estate estimated the median home sales price in Los Angeles County was \$210,029. This yields an annual payment for housing of nearly \$17,750, nearly half of the gross annual income for a family earning the County median. It is evident that incomes have not kept pace with housing prices, especially here in the greater Los Angeles-Long Beach area. The housing need is even greater for low and very low income households.

It is considered a given in this Element that households of moderate and high incomes shall not receive most forms of housing assistance, except in the general form of encouragement and support of housing production in Lakewood. In addressing the needs of the low and very low income households, the City alone cannot provide the subsidies required to create housing for these income groups. Moreover, the recent cuts in Federal housing programs leave the City with fewer resources. However, the City of Lakewood will assist to the extent possible in providing incentives which encourage the production of housing to meet the needs of the low and very low income households, including those in the growing elderly population.

The City of Lakewood will conduct several programs to encourage and promote housing production during the course of the 5-year period of the housing element. Housing production is more difficult than housing improvement because there is little available land for development and the market constraints of financing and interest compound the difficulties. However, the City will make a good faith effort to produce new housing by utilizing the following programs.

Ensure Availability of Adequate Sites for New Housing

Currently, the City's Land Use Element of the General Plan and Zoning designations throughout the City provide an availability of sites that will allow the development of enough new housing units to satisfy and exceed the City's regional fair share allocation for new housing within the time frame of this element. Sites available for new housing are identified in Table 15 and Exhibits 6, 7, and 8. The adequacy of availability in terms of new housing capacity

opportunities will be sustained through the general maintenance of the existing Land Use and Zoning Designations. In the event that opportunities and requests to amend the Land Use Element of the General Plan and to rezone specific land areas arise, the City will ensure that the net future housing capacity will be maintained at the City's regional fair share of housing units as identified by the Regional Housing Needs Assessment (RHNA).

Funding Source: City General Fund.
Responsible Agency: Community Development Department.
Implementation: On-going

Encourage Privately Initiated Rezonings to Provide Suitable Sites for New Residential Development

As there are relatively few vacant residential parcels, especially those that can provide adequate development opportunities to meet the regional fair share housing need of the upper income households, it is of a significant concern that the City support and encourage the recycling of large and underutilized, commercial, industrial, and institutional properties to facilitate the development of new housing.

Funding Source: General Fund.
Responsible Agency: Community Development Department.
Implementation: On-going

Land Assembly Assistance Pertaining to Redevelopment Plans

Occasionally, developers find it difficult to assemble enough parcels or lots to build the type of new housing that is affordable to low income households. One or two properties who "hold out" for various reasons can result in a poorly designed housing project, or in no project at all. To facilitate the development of new, affordable housing, the Redevelopment Agency will offer developers assistance in acquiring parcels necessary to assemble a sufficiently large and properly configured site. As a prerequisite to this assistance, these projects will be required to include affordable housing units in proportion to the assistance provided by the Redevelopment Agency in site assembly.

Funding Source: All costs to be paid out of sales price to developer.
Responsible Agency: Redevelopment Agency.
Implementation: On-going

Sale of City Land at Below Fair Market Value

Chapter 1604 of the State Government Code permits cities to dispose of surplus property for less than fair market value provided that at least 80 percent of the area is utilized for housing, and at least 40 percent of the housing units are affordable to both low

income and very low income households. The Code was recently amended to allow cities to acquire property and dispose of it at less than fair market value for the provision of affordable housing. The City and Redevelopment Agency currently own two parcels that are suitable for housing. One parcel is 1.91 acres in size and includes adequate infrastructure; the other is 1.71 acres in size, but has no infrastructure available or access. The City is currently exploring design alternatives to make the property usable.

Funding source: General Fund.
Responsible Agency: Community Development Department and
Redevelopment Agency.
Implementation: Fiscal Year 1990/91

Density Bonus

The City currently allows for a density bonus for large residential projects when proposed on a lot consisting of a minimum three acres or more in area. Section 9470 et. seq., of the Lakewood Municipal Code allows residential planned unit development which, amongst other things, permits the use of density bonuses in order to obtain affordable housing for low income families. However, this mechanism only allows density bonuses for large projects. A similar mechanism could be established for smaller projects and will be the subject of future consideration. Governing criteria may be as follows.

The City can offer a minimum 25% density increase (or bonus) over the maximum allowable density as an incentive to developers to build affordable housing in small as well as large residential projects but with certain restrictions. Said density bonus would be provided in conformity with Section 65915 et seq. of the California Government Code.

In order to qualify for this density bonus, the developer must agree to construct at least (1) 25 percent of the total units of a housing development for persons and families of low or moderate income, as defined in Section 50093 of the California Health and Safety Code, or (2) 10 percent of the total units of a housing development for lower-income households, as defined in Section 50079.5 of the California Health and Safety Code. The density bonus cannot be included when determining the number of housing units which is equal to 10 or 25 percent of the total. The density bonus would apply to housing developments consisting of five or more dwelling units. Only one density bonus may be permitted per development proposal.

Funding Source: Private Developers.
Responsible Agency: Community Development Department.
Implementation: Fiscal year 1993/94

Federal Low Income Housing Tax Credit

This housing program is authorized by the tax code rather than by housing legislation. The 1986 Tax Reform Act created this important and valuable tool for the production of low income rental housing. The Tax Credit provides a valuable incentive for investors, particularly corporations, to make equity investments in low income housing.

Under this provision, a tax credit can be claimed annually for ten years. To qualify for the credit, the owner of the housing project must either set aside at least 20% of the housing units for individuals with incomes of 50% or less of the area median income, or the owner must set aside at least 40% of the units to individuals with incomes of 60% or less of the area median income, adjusted for family size. The rent charged for those units cannot exceed 30% of the qualifying income limitations adjusted for the size of the family occupying the unit. The project must meet the set-aside and rent requirements for a fifteen (15) year compliance term. The City shall encourage usage wherever possible.

Funding Source: Federal Government Tax Credit.
Responsible Agency: Community Development Department.
Implementation: Fiscal Year 1990/91

California Low Income Housing Tax Credit

The State Low Income Housing Tax Credit program is modeled after its federal counterpart with some exceptions, the most important being:

1. The credit period under the State law is four years, and the amount of the credit for all projects (regardless of whether or not "federally" subsidized) will total 30% over the credit period.
2. The amount of return an investor in a low income housing project can receive is limited to a cumulative cash return of 8% on cash invested in the project. Any other net cash flow must be used to reduce the rents or increase the number of low income units. The Federal credit does not restrict the return an investor may receive.
3. The compliance period for the set aside and rent requirements is thirty (30) years (15 years longer than the federal compliance period).

Funding Source: State of California tax credit.
Responsible Agency: Community Development Department.
Implementation: Fiscal Year 1990/91

Second Unit Housing

The City will consider proposals for second unit housing pursuant to Section 65852.2 et. seq., of the California Government Code. It is recommended that should such a proposal be made, that it be subject to a Conditional Use Permit. The additional dwelling unit (or second unit house) shall adhere to the minimum requirements of Section 65852.2.(b), of the California Government Code.

Funding Source: City General Fund
Responsible Agency: Community Development Department
Implementation: On-going

Manufactured/Modular/Mobile Homes in Single-Family Zones

The City zoning ordinance currently allows the development and placement of manufactured housing on single-family-zoned lots per Section 65852.3 of the California Government Code. As with all new development in the City of Lakewood, all proposals to develop or place a mobile home on a residential lot must undergo a design review process. The review of the proposal is limited to the architectural appearance and compatibility of the structure's roof overhang, roofing material, and siding material. No additional permits are necessary per Section 65852.4 of the California Government Code if all other standards are met as they would relate to the development of a conventional home on the same lot.

Funding Source: City General Fund
Responsible Agency: Community Development Department
Implementation: On-going

HOUSING ASSISTANCE PROGRAM

The high cost of housing, which continues to escalate, makes it increasingly difficult for many households to find safe, sanitary, and decent housing at levels that are within their income ranges. The City of Lakewood recognizes the need to provide assistance to lower income households so they may obtain decent housing. If affordable housing cannot be readily produced, then various subsidies are needed to allow residents to occupy the housing which is available.

The 5-year housing assistance program is outlined below. The program was designed considering such parameters as the mandates of federal and state housing legislation; the goals, policies, and objectives of the City of Lakewood; and the programs and activities currently underway to assist with housing costs. The three primary categories of the housing assistance program are: (1) housing assistance in existing units; (2) housing assistance in new construction; and (3) the preservation of existing affordable units.

Rental Assistance

The City has taken the steps necessary to provide rental assistance to low and moderate income households. In 1978, the City joined the Los Angeles County Housing Authority through a joint powers agreement allowing the Housing Authority to administrate the Section 8 rental assistance program within the City. In 1984, the City created the Lakewood Housing Authority. The agreement with Los Angeles County was then amended to allow the County Housing Authority to operate the Lakewood Housing Authority's Section 8 Program.

Through HUD's Section 8 authorization procedures, the Lakewood Housing Authority has received funding to provide rental assistance to 90 elderly, small family and large family households. An additional 71 households within the City are receiving rental assistance through the L.A. County Housing Authority Section 8 Program. This number fluctuates as these units are not obligated to be used in the City. Currently, all of the units are filled. As in the past, the City will aggressively seek as many additional certificates and vouchers as HUD will make available.

Funding Source: U.S. Department of Housing and Urban Development.

Responsible Agency: Lakewood Community Development Department, City of Lakewood Housing Authority, and Los Angeles County Housing Authority.

Implementation: On-going

Fair Housing Program

The City recognized the effect that discrimination has in limiting housing choice and equal opportunity in renting, selling and financing housing. In an effort to eliminate discrimination based on race, sex, religion, national origin, disability, or age, Lakewood has developed its Fair Housing Program. The three elements of the project are education, counseling and special projects.

1. Education

The City provides an education service on housing issues to the public free of charge. Subjects include the Fair Housing laws, the rights of victims of housing discrimination and penalties for non-compliance. The City maintains a community resource of books, pamphlets and brochures related to Fair Housing laws and landlord/tenant civil codes. In addition, printed resources are provided for interested citizens describing affirmative action laws relating to loans and financing and housing in general.

The following additional activities are being implemented or are proposed by the City:

- a. City has developed a newsletter/flyer to affirmatively further Fair Housing laws and developed a cable television public service announcement relative to Fair Housing;
- b. City will direct brochures such as "How to Implement Affirmative Marketing Agreement" to local realtors;
- c. Coordinate community workshop/seminars and provide speakers on Fair Housing laws and housing discrimination in conjunction with Southern California Apartment Association, Long Beach Housing Action and other local cities who have Fair Housing programs;
- d. Develop marketing strategies for management companies, landlords and the Board of Realtors reaffirming the intent of the Fair Housing Act, i.e., Fair Housing advertising guidelines, a list of acts prohibited under Fair Housing laws, and the current penalties for non-compliance;
- e. Conduct educational presentations on Fair Housing at the elementary school level.

2. Counseling

Counseling is an on-going activity that is provided to low and moderate income residents, minorities, and the handicapped, in the areas of housing and tenant/landlord complaints. This may include:

- a. Resolving landlord/tenant disputes;
- b. Providing Health, Safety and Building referrals;
- c. Mailing landlord/tenant guidebooks, printed by the Department of Consumer Affairs, as follow-up to residents inquiries;
- d. Providing Section 8 Rental Assistance; application referrals when available;
- e. Providing counseling and resolution of housing discrimination allegations by analyzing the nature of the complaint and make appropriate referral or settlement. Valid complaints will be expedited to the California Department of Fair Employment and Housing (DFEH), or the Department of Housing and Urban Development (HUD), depending on type of complaint.

In addition, we have identified a need to include one other activity to further address the issue of discrimination and provide additional avenues to resolve discrimination. The City has entered into agreement with Southern California Apartment Association to arbitrate and mediate tenant/landlord problems, discrimination and Fair Housing law issues that cannot be conciliated by telephone.

3. Special Programs

In a concerted effort to promote Fair Housing practices and eliminate discrimination in housing, the City has participated in and supports Fair Housing programs and activities. Progress will be reviewed on a quarterly basis. Past activities include:

- a. Participation in Fair Housing workshops/ seminars and other training through DFEH, or others;
- b. Endorsement of current legislation in Congress to strengthen the Fair Housing Act;
- c. Development of programs which promote voluntary Fair Housing law compliance.

In order to determine the success of its Fair Housing Program, the City conducts reviews every three months. An assessment will be made of where discrimination is most prevalent and particular attention will be focused on these areas. Every effort is being made to make all types of housing accessible to everyone regardless of race, sex, religion, national origin, disability or age.

Funding Source: Community Development Block Grant.
Responsible Agency: Community Development Department.
Implementation: On-going

Senior Housing Program

Appropriate senior housing has been demonstrated to be in short supply by a Senior Citizen's Housing Market Assessment performed by the Southern California Association of Governments (SCAG) in 1988. The study concludes that there is, and will be, an ever increasing demand for senior housing. In 1980, the census identified 758 households in Lakewood as having a member 65 years or older. The 1980 Housing Assistance Plan estimated that over forty percent of these households were within the lower income category paying more than thirty percent of their income toward rent. By 1990 it is estimated that almost twenty percent of the City's population will be over 55 years of age with the largest increases occurring in the 65-74 and 75 and over age categories. By the year 2000, possibly up to 25% of the City's population may be over 55 years of age.

prohibits the conversion of apartment developments to condominiums, stock cooperatives, and similar uses when the vacancy rate for the City is below five percent (5%) of the total number of available rental units in the City.

To insure the continued maintenance of the City's rental stock, the Code was again amended in 1988 to allow for "Investment Apartments". Section 9302.26b of the Lakewood Municipal Code defines Investment Apartments or Investment Apartment Projects as a subdivision of proposed or existing multiple family residential units into multiple ownerships of at least two (2) contiguous units per each ownership, with all dwelling units to remain as rental units.

The purpose of the Investment Apartment provisions is twofold. First, since Investment Apartments are treated as a condominium subdivision an owners association is required. As a result, state law requires the owners association to set aside enough money to guarantee continued maintenance of the common areas.

Where regular apartment projects are concerned, an owners association is not required nor is money required to be set aside for maintenance purposes. In this latter case, it is incumbent upon the good will of the property owner to set aside money for future maintenance expenses. Sometimes this doesn't happen and the units decline to a substandard state. The Investment Apartment concept requires that the property owners provide for the continued maintenance of the units and assures that the units will remain at or above standards.

Secondly, Investment Apartment subdivisions must be occupied as rental units only - they cannot be owner occupied. Section 9302.26b requires that all dwelling units within the Investment Apartment Project remain as rental units. The purpose of this requirement is to protect and maintain the current level of rental units within the City.

Funding Source: City General Fund.
Responsible Agency: Community Development Department.
Implementation: On-going

Preservation of Federally Subsidized Housing

It is possible that 144 Federally subsidized rental housing units could be lost in Lakewood over the next three years. These units are occupied by families and seniors with low incomes. Should the owners of these rental developments choose not to renew their contract options with the Federal Government, the rents for these units could be converted to market-rate, leaving the tenants to find other apartments and/or pay higher amounts of their income for rent. As such, preservation of these units is a high priority.

Currently, Section 9490 of the Lakewood Municipal Code states that senior and handicapped housing developments, built with a reduced parking ratio allowed under the provision, must remain as that use (not be converted) unless the parking is brought into conformity with the proposed non-senior or non-handicapped housing use. This parking restriction makes it difficult to convert these projects to other residential uses. The City will explore additional regulatory measures which can assist in preserving the affordability of the projects as well. An option to be considered is the imposition of requiring full parking when converting to market rate housing, even though the units may still be intended for senior or handicapped housing.

Funding Source: City General Fund.
Responsible Agency: Community Development Department.
Implementation: Fiscal Year 1991/92

Assisting the Homeless

The City currently provides support services to homeless persons in need on an informal basis. Burns Community Center is the City's informational headquarters regarding activation of the County's cold weather shelter program. As such, the facility and its staff have informally become the City's center for assisting persons in need. Most, if not all, of Lakewood's community organizations and social service centers refer persons in need to Burns Center from time to time. The support services that are provided include provision of emergency food, referral to qualified social service providers and transportation to their facilities, and use of the telephone when persons are calling for assistance.

The City provides an office headquarters within its Palms Park facility to an organization called Su Casa Family Crisis and Support Center. Further, this organization has a shelter within Lakewood that provides transitional housing, counseling and support services to battered wives and their children. The City shall continue to support this organization in its efforts.

In addition to the programs already in operation, the City should strive to eliminate unnecessary constraints to the provision of emergency shelter and transitional housing by doing the following:

1. Consider future amendments to the Municipal Code to permit emergency shelters by conditional use permit, and transitional housing by right, in the MFR zone. Special consideration should be given to the proper siting of such facilities and to the development of criteria for the establishment of such facilities that are sympathetic to both the needs of the clientele of such facilities and to the general health, safety and welfare of the public. The development standards of the MFR zone should be carefully considered for possible relaxation of certain requirements (e.g. parking, open space

and unit size requirements) to obtain "no frills", low cost, clean and functional housing for the homeless.

2. Where appropriate, assist developers and/or providers in the procurement of land, off-site improvements and/or financing for the construction of emergency shelters and/or transitional housing.
3. Where appropriate, assist developers and/or providers in the purchase and rehabilitation of existing structures for transitional housing.
4. Commence programs to organize churches, non-profit and social benefit organizations to provide emergency and transitional shelter for the homeless.
5. Consider the possibility of using Proposition A funds to provide transportation of the homeless to shelters.

Funding Source: State and Federal Grants; Private Investment;
City General Fund.
Responsible Agency: Community Development Department.
Implementation: Fiscal Year 1992/93

C:HOUSING\ELEMENT

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